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CITY OF RANCHO PALOS VERDES GENERAL PLAN HOUSING ELEMENT



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A. BACKGROUND

Local housing laws require every city and county to prepare and update a housing element. The State Department of Housing and Community Development (HCD) administers the state housing law, including the review of local housing elements. The State HCD refers to Government Code Section 55060-55062.9 as the state housing law.

Housing elements must also be updated to be included in a community's general plan by State legislation enacted in 1989 (Government Code Section 55060 requires each local government to periodically review and revise their housing element). The City last revised its Housing Element in August 1991. Government Code Section 55060.9 requires all local governments within the regional jurisdiction of the Southern California Association of Governments to revise their housing elements by December 31, 2000. The revised Housing Element complies with this requirement.

B. SCOPE AND FORMAT OF THE HOUSING ELEMENT

Government Code Section 55061 states:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify strategies for housing, including rental housing, factory-built housing and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

To satisfy these requirements, the City's Housing Element must include five major components:

1. An assessment of housing needs, as prescribed by the State Housing law.
2. A statement of goals and objectives for housing.
3. An inventory of resources and constraints that limits the public and private capacity to meet the housing needs.

PART I INTRODUCTION

A. BACKGROUND

State housing law requires every city and county to prepare and adopt a housing element. The State Department of Housing and Community Development (HCD) administers the state housing law, including the review of local housing elements. The State HCD refers to Government Code Sections 65580-65589.8 as the state housing law.

Housing elements were first mandated to be included in a community's general plan by State legislation enacted in 1969. Government Code Section 65588 requires each local government to periodically review and revise their housing elements. The City last revised its Housing Element in August 1992. Government Code Section 65588(e)(1) requires all local governments within the regional jurisdiction of the Southern California Association of Governments to revise their housing elements by December 31, 2000. This revised Housing Element complies with this requirement.

B. SCOPE AND FORMAT OF THE HOUSING ELEMENT

Government Code Section 65583 states:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

To satisfy State requirements, the City's Housing Element must include five major components:

1. An assessment of housing needs, as prescribed by the State housing law.
2. An inventory of resources and constraints that facilitate and/or hinder the public and private capacity to meet the housing needs.

3. A statement of goals, policies and quantified objectives that will guide the implementation of specific programs.
4. A housing program, to be implemented over a five-year period, that describes the implementation actions to be taken by the City to meet the needs.
5. A report that describes the City's progress toward achieving the goals, policies, objectives and programs adopted in the prior housing element.

Part 2 of the Housing Element satisfies the requirements of the following Government Code Sections:

Government Code Section 65583(b)(1): "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing."

Government Code Section 65583(c): "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element...."

In addition, Government Code Section 65583(c) requires that the program shall:

Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.

Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Conserve and improve the condition of the existing affordable housing stock.

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

Technical Appendix A addresses the requirements of Government Code Section 65583 (a)(1) through (a)(8) by providing data on housing needs, resources and constraints. Section A of this Appendix describes the nature and scope of the information that is required to be included in the assessment of housing needs and the inventory of resources and constraints. Section B through Section J contains the detailed statistics, data, tables and analysis for each required component.

Technical Appendix B provides detailed information on the cost of rental housing. An analysis of rental housing costs is not explicitly required by Government Code Section 65583(a)(5). This Government Code Section requires an analysis of the availability of financing, price of land and cost of construction. However, the analysis of rental housing costs contributes to a more complete understanding of local housing market conditions. A summary as well as a detailed survey of each development surveyed is included in this Appendix.

Technical Appendix C addresses the requirements of Government Code Section 65588(a) by providing a review and evaluation of the City's prior Housing Element. The goals, policies, programs and actions included in the prior Housing Element are listed. A description is provided of the progress made to implement or achieve each planned action.

C. CITIZEN PARTICIPATION

During the course of preparing the Draft Housing Element, the Planning Commission and City Council each conducted a Public Hearing/Workshop. At these meetings, background data was presented on the State housing law, the City's current Housing Element, housing needs, housing programs and funding resources. Notice of each meeting was published in the local newspaper, sent to all Homeowner's Associations, area churches, and various state and local agencies. The Draft Housing Element also was distributed to nonprofit housing organizations.

Copies of the Draft Housing Element were transmitted to nonprofit and other housing organizations with a request for input and comments, particularly with regard to low income housing needs and proposed programs. The following organizations received a copy of the Draft Housing Element:

Long Beach Affordable Housing Coalition

Los Angeles Community Development Commission

Los Angeles County Housing Authority

The input received from these three organizations will be transmitted to the Planning Commission for its consideration during the Public Hearings.

Copies of the Draft Housing Element were made available at the City Hall and two local libraries. In addition, an 1/8 page Public Notice of the Availability of the Draft Housing Element was published in the Peninsula News on November 11 and December 2, 2000. This notice informed the public of the availability of the Draft for review purposes and solicited input and comment on the document. The input received as a result of this Public Notice will be transmitted to the Planning Commission. Any revisions or changes suggested by the Planning Commission as a result of this input will be forwarded to the City Council.

Twenty-nine churches were directly notified of the availability of the Draft Housing Element: 15 in Rancho Palos Verdes; seven in Rolling Hills Estates; two in Gardena; and one each in Long Beach, Torrance, San Pedro, Lomita and Palos Verdes Estates. The input provided by the churches will be transmitted to the Planning Commission. Any revisions or changes suggested by the Planning Commission as a result of this input will be forwarded to the City Council.

Eighty-three homeowner associations were directly notified of the availability of the Draft Housing Element: 76 in Rancho Palos Verdes; two in Rolling Hills; two in the Palos Verdes Peninsula; and one each in Torrance, Rolling Hills Estates and San Pedro. The input provided by the homeowner associations will be transmitted to the Planning Commission. Any revisions or changes suggested by the Planning Commission as a result of this input will be forwarded to the City Council.

Additional opportunities for citizen participation will include the formal Public Hearings before the Planning Commission and City Council.

D. INTERNAL CONSISTENCY

Government Code Section 65583(b)(6)(B)] requires an identification of "...the means by which (housing element) consistency will be achieved with other general plan elements...." Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirement has five components: 1) equal status among the general plan elements; 2) consistency among the elements; 3) consistency within an element; 4) area plan consistency and 5) consistency between text and diagrams included in the general plan elements.

The City's General Plan is comprised of all the elements mandated by State law and some optional elements. The City Attorney and the Department of Planning, Building and Code Enforcement have each reviewed the Housing Element in relationship to the balance of the General Plan. Both have found that there are no conflicts between the Housing Element's policies and programs and those adopted in other General Plan Elements. The Housing Element policies and programs (e.g., affordable housing site and second units) are consistent with the land use designations and densities included in the Land Use Element. It is a policy of the City that any amendments to the General Plan are evaluated for consistency with the other elements of the General Plan.

E. COASTAL ZONE REQUIREMENTS

Cities located in the Coastal Zone are required to state the number of low- and moderate-income housing units that are to be converted or demolished, and the number of replacement units to be provided. No housing units are expected to be removed, and thus no replacement units are necessary.

A. INTRODUCTION

Section 475(3) of the Government Code requires that a housing element contain:

"A statement of the community's goals, priorities, objectives, and policies relating to the acquisition, preservation, improvement, and development of housing."

The following definitions, developed by HCD, provide guidance on the meaning of these terms:

"Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problem. While reflecting local community needs, the goals should be consistent with the legislative findings (Section 47500) and legislative intent (Section 47501) of Article 18A and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element."

"Objectives provide a link between housing goals and programs. They guide the steps which are taken to meet housing objectives."

"Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, conserved and preserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is urged for jurisdictions to establish objectives for each housing program which will be implemented during the five years of the element. Objectives may therefore be presented in either physical or financial units."

Section 47503.1 requires that the housing element include:

"A program which sets forth a five year schedule of actions that local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the acquisition of land use and development controls, provision of regulatory assistance and incentives, and the utilization of appropriate federal and state housing and related programs when available and the utilization of monies in a low and moderate income housing fund of an agency. The housing law established a coordinated project and program in the Community Development Law Institute which:

A. INTRODUCTION

Section 65583 (b) of the Government Code requires that a housing element include:

“A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.”

The following definitions, developed by HCD, provide guidance on the meanings of these terms:

“Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, conserved and preserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community’s goals.” (emphasis added)

Section 65583(c), requires that the housing element include:

“A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. (emphasis added)

Government Code Section 65583(c) requires that the program shall:

Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.

Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Conserve and improve the condition of the existing affordable housing stock.

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

The State housing law defines these program categories as follows:

1. Section 65583(c)(1) states that a local housing program must:

"Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b)."

2. Section 65583(c)(2) of the Government Code mandates that a housing program shall:

"Assist in the development of adequate housing to meet the needs of low and moderate income households."

3. Section 65583(c)(3) states that a local housing program must:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

4. Section 65583(c)(4) states that a housing program shall describe actions to:

"Conserve and improve the condition of the existing affordable housing stock."

5. Section 65583(c)(5) requires that the housing program:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

6. Section 65583(c)(6) mandates that the housing program shall do the following:

"Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulations and technical assistance."

B. QUANTIFIED OBJECTIVES BY INCOME GROUP

As required by Section 65583(b), quantified objectives *by income group* for the 2000-2005 program period are stated in this Section. State law defines the income groups in terms of the percentage of the Los Angeles County median income (\$52,100 in March 2000):

Very low income – 0-50% of median income

Low income – 51-80% of median income

Moderate income – 81-120% of median income

Above-moderate income – 120%+ of median income

Each year the U.S. Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD) update the household

income limits for each group. Table 2-1 presents the income limits for three income groups plus the median income.

TABLE 2-1
Los Angeles County Year 2000 Income Limits

Household Size	Very Low	Low	Median	Moderate
1	\$18,250	\$29,200	\$36,450	\$43,750
2	\$20,850	\$33,350	\$41,700	\$50,000
3	\$23,450	\$37,500	\$46,900	\$56,250
4	\$26,050	\$41,700	\$52,100	\$62,500
5	\$28,150	\$45,000	\$56,250	\$67,500
6	\$30,200	\$48,350	\$60,450	\$72,500
7	\$32,300	\$51,700	\$64,600	\$77,500
8	\$34,400	\$55,000	\$68,750	\$82,500

Source: State Department of Housing and Community Development,
2000 Income Limits, March 2000

As explained on page 2-1, quantified objectives are the maximum actual numbers of housing units that the City projects can be *constructed, rehabilitated, conserved* and *preserved* over a five-year time frame. The State housing law requires that the Housing Element establish the quantified objectives for each *income group*: very low, low, moderate and above moderate. The quantified objectives for the 2000-2005 program period by income group are stated below:

Table 2-2
Quantified Objectives: 2000-2005

Category	Very Low	Low	Moderate	Above Moderate	Total
Construction	8	5	8	90+	111+
Rehabilitation	22	18	0	0	40
Conservation	5	5	10	0	20
Preservation	0	0	0	0	0

According to the State Housing Law, the City's Housing Element must state *"the maximum actual numbers of housing units that the jurisdiction projects can be constructed ... over a five-year time frame."* In this context, the City's quantified objective can be the same, more or less than the City's share of the regional housing need.

The RHNA allocated to the City a construction need of 32 above moderate-income housing units. The above moderate-income construction need already has been met. According to the State Department of Finance Series E-5 report, 31 new housing units were built in 1998 and 59 in 1999. All of these units had housing costs in the above moderate-income bracket. In addition to units already constructed, the quantified objective includes: 1) units under construction and 2) approved market rate development expected to be completed by mid-year 2005.

The RHNA allocated to the City a construction need of eight moderate-income housing units. During the program period, the City will facilitate the development of eight second units for moderate-income households.

Thirteen very low- and low-income units were allocated to the City. Up to 13 units affordable to very low and low income households may be built on an affordable housing site located at the northwest corner of Crenshaw Boulevard and Crestridge Road. In addition to this project, eight units affordable to very low and low-income households are required of the Ocean Trails project.

The rehabilitation objective of 40 units assumes that County CDBG funds will be available to the City in sufficient amounts to help rehabilitate an average of eight units per year. Annually, the City receives \$100,000 of CDBG funds to financially support the Housing Improvement Program. During the past two years, a yearly average of eight housing units has been rehabilitated. Very low and low-income households comprise 55% and 45% of all owner households having annual incomes less than 80% of the median income. (Please refer to Table A-5, page A-9.) These same percentage shares were used to allocate the rehabilitation objective among the very low and low-income households.

The conservation objective refers to maintaining existing affordable housing through measures such as rent subsidies and implementing land use controls during the program period. The quantified objective includes five very low, five low and five moderate-income households that would obtain rental assistance (through the County Housing Authority's Section 8 program and/or a City program) and five mobilehomes located in the City. The mobile home units were allocated to the moderate-income group. (The State Department of Finance (DOF) includes five mobilehome units in its estimate of the City's total housing supply. The City has no independent information to confirm whether these mobilehome units exist.)

The preservation objective refers to maintaining the affordability of existing affordable housing at-risk of conversion to market rate housing. There are seven affordable housing units located within the Villa Capri development (Tract No. 44239). The City has determined that the seven affordable units at the Villa Capri cannot be converted to market rate housing until 2016. Therefore, they are not at risk of conversion from affordable to market rate housing.

C. PROGRAM DESCRIPTIONS

The program descriptions must identify, as applicable, the actions to be implemented, funding sources, the agency responsible for program implementation, the quantified objective for each program, and time schedule.

An overview of the Funding Sources and Responsible Implementing Agencies is provided on pages 2-7 through 2-10. The detailed narrative descriptions of each program are contained in the balance of the Housing Strategy.

1. Funding Sources

During the program period, the City can direct the use of almost \$3 million toward affordable housing programs. The principal funding sources include \$500,000 of CDBG funds obtained from the County and currently used for housing rehabilitation; about \$1.5 million of the Redevelopment Agency funds set-aside for affordable housing; and nearly \$1 million of the City's affordable housing in-lieu fund.

a. CDBG Funds

Through an agreement with the County of Los Angeles, the City annually receives about \$100,000 of Community Development Block Grant funds. Assuming this funding continues, the City will obtain \$500,000 over the 5-year program. Currently, these funds are used to finance the City's popular Housing Improvement Program.

b. Housing Set-Aside Fund

The City's Redevelopment Agency completed an update of its Implementation Plan in December 1999. As of December 31, 1999, it is estimated that the Redevelopment Agency had accumulated \$980,000 in the Housing Fund. A projection of 20% of the tax increment revenue was developed for the period FY 1999-2000 through FY 2004-2005. As shown in Table 2-3, the affordable housing set-aside fund is projected to grow to \$1,480,000. Earlier this year, the Agency expended \$680,000 on the acquisition of the affordable housing site located at Crenshaw Boulevard and Crestridge Road.

During the five-year program period, the set-aside will be allocated towards the preservation, development and/or rehabilitation of very low, low and moderate income housing units. It is expected that these funds will be leveraged in concert with one of the housing programs cited in Housing Strategy

Table 2-3
Projected Housing Set-Aside

Fiscal Year	Estimated 20% Tax Increment	Estimated Housing Expenditures
<i>As of 12/31/99</i>	\$980,000	
<i>1999 – 2000</i>	92,000	\$100,000
<i>2000 – 2001</i>	94,000	972,000
<i>2001 – 2002</i>	96,000	94,000
<i>2002 – 2003</i>	98,000	96,000
<i>2003 – 2004</i>	100,000	98,000
<i>2004 – 2005</i>		100,000
<i>Total</i>	\$1,460,000	\$1,460,000

c. Affordable Housing In Lieu Fund

In-lieu fees can be paid instead of providing the affordable housing units required of new residential and non-residential developments. The City Council established an in-lieu fee of \$1 per square foot of habitable residential structure. A garage or other similar non-residential structure is not included within the meaning of habitable residential structure. For non-residential development, the City Council established an in-lieu fee of \$13,313 per affordable unit required per Resolution No. 99-28. The fee is based on an amount adequate to provide one low or very low-income affordable housing unit for each 10 employees to be generated by the project. The fee per affordable unit is equal to the difference between the median value of market rate housing and the price affordable to low or very low-income households.

As of June 2000, the in lieu fee program had a fund of almost \$900,000. Since its creation, the program has collected this amount from two residential developments; \$260,000 from the Seabreeze residential development, located on Crest Road and \$596,494 from the Ocean Front Estates project located on Palos Verdes Drive West.

2. Agencies Responsible for Program Implementation

a. Redevelopment Agency

During the five-year period of the Implementation Plan, the Redevelopment Agency of the City of Rancho Palos Verdes will facilitate the preservation, new construction and/or rehabilitation of affordable housing projects that will support the following goals:

Satisfy the replacement housing requirements of the Community Redevelopment Law as they relate to housing units, if any, displaced by Redevelopment Agency activities.

Satisfy the inclusionary housing requirements of the Community Redevelopment Law as they relate to the provision of affordable housing as a percentage of any new or substantially rehabilitated housing, which may be constructed within the Redevelopment Project Area.

Meet the regional fair share affordable housing goals for the City of Rancho Palos Verdes by improving public improvements and community facilities, removing and preventing blighting conditions and providing and/or preserving affordable housing resources.

Support overall community development, economic development, and redevelopment/revitalization efforts within the City of Rancho Palos Verdes by improving public improvements and community facilities, removing and preventing blighting conditions and providing and/or preserving affordable housing resources.

b. County of Los Angeles

It should be noted that the Los Angeles County Community Development Commission administers several programs. The City obtains CDBG funding through the County, not directly from the U.S. Department of Housing and Urban Development. Therefore, the City, as well as public service agencies serving Rancho Palos Verdes, is subject to the funding priorities established by the County of Los Angeles. Other programs administered by the CDC include: Mortgage Credit Certificate (MCC) Program; Home Ownership Program (HOP), and Southern California Home Financing Authority (SCHFA).

c. Los Angeles County Housing Authority

The Los Angeles County Housing Authority administers the Section 8 Rental Assistance Payments Program throughout most of the County. This program helps very low-income households to have monthly rent payments within their means. The family pays approximately 30% of his/her income towards rent, and the Housing Authority pays the balance of the rent to the property owner, who participates in the program on a voluntary basis.

d. Department of Planning, Building and Code Enforcement and Public Works Department

These City departments administer the Code Enforcement Program and the Housing Improvement Program. The City's General Fund supports the code enforcement

activities. CDBG funds received from the County support the housing rehabilitation activities. The Public Works Department administers the rehabilitation program.

The Planning Department administers the General Plan, including the Housing Element, and the land use regulations affecting residential development. The Planning Department also administers the affordable housing in-lieu fee program.

The balance of Part 2 provides a description of five Program Categories. Chart 2-1 provides a Housing Program Summary. There is no program description pertaining to preserving lower income assisted housing developments at risk of conversion to market rate housing. The City's has one assisted housing development. However, it is not at risk of conversion during the program period of this revised Housing Element.

**CHART 2-1
CITY OF RANCHO PALOS VERDES
HOUSING PROGRAM SUMMARY**

Programs	Responsible Agency	Quantified Objective	Time Schedule	Funding Source
1.1 Land Use Element/Specific Plans	Planning, Building & Code Enforcement	111+ housing units	2000-2005	General Fund for Dept. Staff
1.2 Second Units	Planning, Building & Code Enforcement	8 units for moderate-income households	2000-2005	General Fund for Dept. Staff
1.3 Affordable Housing Development	Planning, Building & Code Enforcement	13 housing units for very low and low income households	2000-2002	Housing Set-Aside Funds
2.1 Rental Assistance Program	Los Angeles County Housing Authority/City	10 housing units for very low and low income households	2001-2005	Section 8, Housing Set-Aside, In-Lieu Fees
2.2 First Time Homebuyer Assistance	Los Angeles County Community Development Commission	5 low and moderate income households	2001-2005	MCCs, HOP, SCHFA; See p. 2-22 for explanation of programs
2.3 Second Units	Planning, Building & Code Enforcement	8 moderate-income households	2000-2005	General Fund for Dept. Staff
2.4 Affordable Housing Development	Planning, Building & Code Enforcement	13 housing units for very low and low income households	2000-2002	Housing Set-Aside Funds
3.1 Development Code Affordable Housing Program	Planning, Building & Code Enforcement	N/A	Implemented on an ongoing basis	Housing Impact Fees; In Lieu Fees
3.2 In Lieu Affordable Housing Program	Planning, Building & Code Enforcement	N/A	Implemented on an ongoing basis	In Lieu Fees
3.3 Coastal Zone Requirements	Planning, Building & Code Enforcement	N/A	Implemented on an ongoing basis	General Fund for Dept. Staff
3.4 Emergency Shelters and Transitional Housing	Planning, Building & Code Enforcement	N/A	Implemented on an ongoing basis	General Fund for Dept. Staff
4.1 Housing Code Enforcement	Planning, Building & Code Enforcement	35 new cases per month	2000-2005	General Fund for Dept. Staff

**CHART 2-1
CITY OF RANCHO PALOS VERDES
HOUSING PROGRAM SUMMARY**

Programs	Responsible Agency	Quantified Objective	Time Schedule	Funding Source
4.2 Housing Improvement Program	Public Works Dept.	22 very low and 18 low income households	2000-2005	Community Development Block Grant Funds
5.1 Fair Housing Services	Long Beach Fair Housing Foundation	N/A	2000-2005	Community Development Block Grant Funds
5.2 Fair Housing Complaint and Referral Services	Planning, Building & Code Enforcement	N/A	2001-2005	General Fund for Dept. Staff

PROGRAM CATEGORY #1:***IDENTIFY ADEQUATE SITES FOR A VARIETY OF HOUSING TYPES*****Housing Need Summary**

Section 65584 (a) of the Government Code requires that SCAG determine each city's share of regional housing needs. According to the State housing element legislation, "... a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 [a]). The regional share allocations to Los Angeles County cities are contained in the Draft 1999 Regional Housing Needs Assessment (RHNA). For each city in the County, the "construction need" is the sum of three components:

The first component pertains to the increase of households between January 1, 1998 and June 30, 2005. This refers to the number of housing units needed to accommodate a population increase due to natural increase, net migration and household formation.

A second component of regional housing need is an estimate of new units required to insure a vacancy rate reflecting a healthy housing market. To estimate this factor, SCAG used single-family and multi-family "mobility rates". (This refers to the number of households who moved into their units within a year of the 1990 census.)

The third component of construction need is a replacement estimate for residential units expected to be lost from the housing stock. This includes units demolished, converted to non-residential use or lost for other reasons such as fires.

Table 2-4 shows the City's share of the regional housing need, as allocated by SCAG for the January 1, 1998 to June 30, 2005 planning period (7 1/2 years). The year 2000 income limits, adjusted by family size, are explained in Table 2-1.

Between January 1998 and December 1999, 90 above moderate-income housing units were constructed. Consequently, the above moderate-income construction need already has been met. Implementation of the "adequate sites" program will result in the City meeting or exceeding the construction need allocated to Rancho Palos Verdes.

Table 2-4
City of Rancho Palos Verdes
Share of Regional Construction Needs
January 1, 1998 – June 30, 2005

Income Category	Number of Housing Units	Percentage
Very Low	8	16%
Low	5	10%
Moderate	8	16%
Above Moderate	32	58%
Total	53	100%

Source: SCAG RHNA 99, Construction Need, January 1, 1998 to June 30, 2005.

Goals

Designate sites that fully meet the housing needs of all income groups as quantified by SCAG's Regional Housing Needs Assessment.

Policies

Implement the Land Use Element and Development Code to achieve adequate sites for the above-moderate income group.

Promote the development of second units to address the needs of the moderate- income group.

Continue to pursue development of an affordable housing project located within the City limits.

Quantified Objectives

As previously stated, the objective is 111+ housing units:

8 very low income units

5 low income units

8 moderate income units

90+ above-moderate income units

Programs

The City's housing program must include actions to:

"Identify adequate sites which will be made available through appropriate zoning and development standards ... to encourage the development of a variety of types of housing for all income levels...."

1.1 Land Use Element/Specific Plans

During the program period, the City will continue to implement the adopted residential land use policies as contained in the Land Use Element and adopted Specific Plans. The Draft Regional Housing Needs Assessment (RHNA) allocated 32 above-moderate-income housing units to the City. According to the State Department of Finance Series E-5 report, 31 new housing units were built in 1998 and 59 in 1999. All of these units had housing costs in the above moderate-income bracket. Therefore, constructed units already have met the entire above moderate-income housing construction need as quantified by SCAG in the Regional Housing Needs Assessment.

1.2 Second Units

During the program period, the City will facilitate the development of eight second units for moderate-income households. The State legislature has indicated that second units can provide additional income to homeowners, allow homeowners requiring companionship or non-specialized assistance to remain in the home, facilitate family ties between generations, and provide rental housing at low construction costs.

Second unit development standards are described in Section 17.10 of the City's Development Code. The total floor area for a detached second unit shall not exceed 1,200 square feet. The total floor area for an attached second unit shall not exceed 30% of the floor area of primary residence floor area. The second unit must include one bathroom and one kitchen and is limited to a maximum of two bedrooms. A minimum of one enclosed parking space must be provided in an enclosed garage on the property.

The Director of Planning, Building and Code Enforcement administratively permits second units that adhere to the development standards described above in all RS and RM Zones. The City's Development Code requires an approved conditional use permit for all second units that do not adhere to the development standards described above.

In order to facilitate the development of second units on existing developed lots, the City will take the following actions:

Prepare an article on second unit development and standards to be published at least annually in the "Community Newsletter", and distributed to homeowners. The article will include marketing and promotional materials on the benefits and value of second unit development.

Prepare a handout/flyer on second unit development and standards to be made available at the Planning Department counter.

Distribute information on second units to homeowner associations and at senior centers.

Complete a survey of other methods by cities to promote second unit development.

Develop a tracking system to monitor the development of second units.

In order to facilitate the development of second units on lots under construction, the City will work with the project developers to facilitate second unit development. The General Fund will fund this program. All program activities listed above will be completed no later than December 2001.

Data from the tracking/monitoring system will help the City to compile a performance report by mid-year 2003. By June 2003, the City will determine whether sufficient second units have been developed commensurate with regional housing need for moderate-income households and existing needs. In the event the performance report indicates that second units are not being developed commensurate with the need, the City will consider amending the program to incorporate additional incentives to include, but not be limited, to initiating a zoning code amendment by December, 2003, that will eliminate the requirement for enclosed garages and reduce plan check and building permit fees.

1.3 Affordable Housing Development

The RHNA's very low and low-income construction need of 13 units will be met by the development of a senior affordable housing project, or the combination of a senior affordable housing project and the Ocean Trails project by 2003. The following is a brief description and current status of each project:

a. Senior Affordable Housing Project:

An application has been submitted and the City is considering a proposed new senior affordable housing project on an existing vacant 19-acre lot. The proposed development is a new 52-unit residential facility for seniors (age restricted to 55 years and older), of which approximately 13 of the units will be reserved for low and very-low income residents. The site has a General Plan land use designation and Zoning designation of Institutional (I) and Open Space Hazard (OH). These land uses permit, with approval of a Conditional Use Permit (CUP), the development of a Senior Affordable Housing Project. An estimated 2.5 acres of the site are developable. The 2.5 acre portion of the site is zoned Institutional, while the remainder of the 19 acre site is composed of large slopes, is un-developable, and zoned Open Space Hazard (OH). In addition to the approval of a CUP, a General Plan Amendment and Zone Change are required for adjustments to the boundary line between the OH and I zones.

Financing for the affordable component of the proposed project will come from the City's Redevelopment Agency 20% Set-aside Fund and/or the City's In-Lieu Affordable Housing Fund. The Redevelopment Agency has purchased the site with 20% set-aside funds. The Redevelopment Agency currently owns the site. Because set-aside funds were utilized to purchase the site, any development of the site shall have an affordable housing component. Additionally, if deemed necessary for the development of the project, the City and Redevelopment Agency will commit additional funds from the 20% Set-aside Fund and/or the City's In-lieu Affordable Housing Fund by 2002/2003.

b. Ocean Trails Project:

The Ocean Trails project is a development composed of an 18-hole public golf course and 75 single-family residential lots. The project was approved in June 1992, and includes a condition of approval requiring the developer to construct 4 new on-site affordable housing units for low and very-low income residents, and to provide 4 off-site affordable housing units for low and very-low income residents. The off-site units can be provided through a rental subsidy program. All of the units will be provided in the City of Rancho Palos Verdes, and will be affordable for a period of at least 30 years.

Currently, the developer is in the process of obtaining building permits for the on-site affordable housing units. As conditioned, the on-site units are required to be made available for rent prior to the opening of the 18-hole golf course, which is expected to occur in 2001. The off-site units are required to be provided prior to more than 50% of the market-rate residential lots being made available for sale, which is expected to occur in 2002. Not only is the project conditioned to provide these units, but the developer has also entered into a Development Agreement with the City ensuring the completion of the project as approved.

PROGRAM CATEGORY #2:

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW AND MODERATE INCOME HOUSEHOLDS

Housing Need Summary

Cost burden or overpayment is one of the major existing housing needs that must be discussed in the Housing Element. This need is estimated by the number of *lower income households that spend more than 30% of their income on housing costs*. There are an estimated 1,061 lower income households -- 611 owners and 450 renters -- that are spending more than 30% of their income on housing costs. About 47% of all lower income owners are overpaying and almost 80% of all lower income renters are overpaying. (Please refer to Table A-6, page A-11.)

Through the Regional Housing Needs Assessment, SCAG has allocated a new housing construction need to the City that includes eight moderate-income, eight very low-income and five low-income housing units.

Goals

Assist in the provision of housing affordable to very low, low and moderate-income households.

Policies

Provide rental assistance to very low, low and moderate-income households through programs administered by the Los Angeles County Housing Authority and City.

Facilitate the development of second units to address the needs of the moderate-income group.

Continue to pursue development of an affordable housing project within the City limits.

Quantified Objectives

The objectives include rental assistance to five very low, five low and five moderate-income renter households. Another objective is the construction of affordable housing units for up to eight very low-income households and five low-income households.

Programs

The City's housing program must include actions to:

"Assist in the development of adequate housing to meet the needs of low- and moderate-income households."

The scope of actions usually includes methods of providing financial assistance. However, the resources available to the City are limited and include CDBG and HOME funds and in-lieu fees. To some degree, the City can "leverage" these resources with other financial resources such as tax exempt bond financing and tax credits.

2.1 Rental Assistance (for Existing Cost Burdened Households)

The Los Angeles County Housing Authority administers the Section 8 rental assistance program in the unincorporated area and 62 cities. Rancho Palos Verdes has approved a participation agreement with the Housing Authority that authorizes it to provide rental assistance to very low-income households living in the City. An estimated 241 very low-income renter households are overpaying and eligible for Section 8 rental assistance. According to the Los Angeles County Housing Authority, as of June 2000, one very low-income household was receiving rental assistance through the provisions of this program.

Under the provisions of Section 8 program, the tenant pays approximately 30% of his/her income towards rent, and the Housing Authority pays the balance of the rent to the property owner, who participates in the program on a voluntary basis. HUD annually sets rent ceilings by bedroom size; as of October 1999 the Housing Authority's rent ceilings were:

<u>Bedrooms</u>	<u>Maximum Rent</u>
0	\$505
1	\$605
2	\$766
3	\$1,033
4	\$1,233

This means that very low-income families who live in rental housing with monthly rents exceeding the ceilings shown above are ineligible for Section 8 rental assistance.

The February 2000 Apartment Rental Housing Survey found zero units that had monthly rents below the Section 8 rent ceilings. Generally, the lowest cost apartments had monthly rents \$250-\$350 higher than the Section 8 rent ceilings. In May 2000, HUD approved the Housing Authority's request to designate Rancho Palos Verdes as an "exception rent area." This allows the Housing Authority to provide rental assistance to families living in housing with rents about 20% higher than the stated Section 8 rent ceilings. The exception rent payment standards for the City are now:

<u>Bedrooms</u>	<u>Maximum Rent</u>
0	\$607
1	\$726

2	\$919
3	\$1,240
4	\$1,480
5	\$1,702

During the first year of the program period, the City will develop a "Local Rental Assistance Program" to help very low and low and income renter households. The Program will have two components:

The City will work with the Los Angeles County Housing Authority to develop a local program to provide additional rental assistance to make up the gap between the market rent and the Section 8 rent ceilings. The City's focus will be on establishing rent affordability restrictions in existing housing units so that the monthly rents could be set at or below the exception rent payment standards. The rent affordability restrictions could be purchased through a combination of tax relief, off-site improvements, refinancing assistance, mortgage payment reduction, or other measures. The funding sources will include the City's affordable housing in-lieu fee and the Redevelopment Agency's affordable housing set-aside funds.

The City also will establish a program to help low income (50%-80% of median income) renter households. Only 25% of the households assisted by the Section 8 program can have incomes as high as 80% of median income. There is an estimated 209 low-income renter households that are overpaying. The funding sources will include the City's affordable housing in-lieu fee and the Redevelopment Agency's affordable housing set-aside funds.

By mid-year 2002, the City will develop the following program requirements:

Eligibility criteria for rental assistance.

Term of rental assistance.

Local preferences for families living and working in the City.

Method of payment to property owners.

Following program development, the City will take the following actions to ensure effective implementation within the current planning period:

Compile a list of eligible renter households and continuously maintain a waiting list.

Expand upon the apartment rental survey data to identify existing developments with housing units that could be incorporated in the local rental assistance program. The apartment survey data will be continuously updated during the current Housing Element planning period.

Regularly contact the owners of the existing developments to determine whether existing tenants might qualify for the rental assistance program.

Regularly contact the owners of the existing developments to determine whether vacant units are available for income qualified tenants.

Regularly contact the owners of new rental developments to identify units that could be incorporated in the local rental assistance program.

Continuously notify the eligible renter households of the housing units that are available.

In mid-year 2003, prepare a progress report on program implementation and, if appropriate, identify changes and revisions to the program that may be necessary in order to improve performance.

2.2 First Time Homebuyer Assistance in Existing Housing

The Los Angeles County Community Development Commission administers three first time homebuyer programs in Rancho Palos Verdes and other communities located within CDC's service area. These three programs are described below and on the next page.

Mortgage Credit Certificate (MCC) Program: Rancho Palos Verdes participates in the MCC Program. The County issues the MCC to first time homebuyers who purchase a home in the City. The purchase prices can not exceed \$196,198 for existing homes and \$230,564 for new homes.

For lower income families, the credit is equal to 20% of the annual interest paid on the mortgage. For moderate-income households, the credit is equal to 10% of the annual interest paid on the mortgage. The tax credit entitles the low and moderate-income

homebuyers to subtract the amount of the credit from their total federal income tax bill.

Home Ownership Program (HOP): The City participates in the HOP Program, which is administrated by the County of Los Angeles Community Development Commission. Eligible families are lower income, first time homebuyers. Eligible homes are single family homes and attached or detached condominium units or townhomes with a maximum purchase price of \$170,000.

“HOP” loans are 0% interest loans. No loan repayment is necessary until the home is sold, transferred or refinanced. The maximum loan amount is the lower of \$15,000 or 25% of the purchase price. The loan is secured by a second trust deed and a promissory note. The MCC may be available in conjunction with HOP loans.

Southern California Home Financing Authority (SCHFA): The City participates with the County in making this program available to lower and moderate income families. The program is offered by the County of Los Angeles for the purpose of assisting first time homebuyers in purchasing homes with below market rate loans. The SCHFA program offers two options: 1) a low rate option and 2) a rebate option which gives the homebuyer a gift of 3 1/2% of the loan amount to be applied toward downpayment, closing costs or prepaid items.

The income limits are \$61,560 for one or two persons and \$68,160 for three or more persons. The purchase price limits for homes in Rancho Palos Verdes are \$213,500 for existing homes and \$230,563 for new homes.

In order to contribute to program implementation during the current planning period, the City will continue to take the following actions:

Continue to advertise each of the programs in the City newsletter that is distributed to residents.

Continue to provide at City Hall and other public buildings, handouts and brochures describing and advertising each of the programs.

2.3 Second Units

During the program period, the City will facilitate the development of eight second units for moderate-income households. The second unit program is explained in greater detail on pages 2-15 and 2-16. The eight second units will meet the construction need for moderate-income households that has been allocated through the Regional Housing Needs Assessment by SCAG to the City.

As previously explained, data from the second unit tracking/monitoring system will help the City to compile a performance report by mid-year 2003. By June 2003, the City will determine whether sufficient second units have been developed commensurate with regional housing need for moderate-income households and existing needs. In the event the performance report indicates that second units are not being developed commensurate with the need, the City will consider amending the program to incorporate additional incentives to include, but not be limited, to initiating a zoning code amendment by December, 2003, that will eliminate the requirement for enclosed garages and reduce plan check and building permit fees.

2.4 Affordable Housing Development

The RHNA's very low and low-income construction need of 13 units will be met by the development of a senior affordable housing project, or the combination of a senior affordable housing project and the Ocean Trails project by 2003. The following is a brief description and current status of each project:

a. Senior Affordable Housing Project:

An application has been submitted and the City is considering a proposed new senior affordable housing project on an existing vacant 19-acre lot. The proposed development is a new 52-unit residential facility for seniors (age restricted to 55 years and older), of which approximately 13 of the units will be reserved for low and very-low income residents. The site has a General Plan land use designation and Zoning designation of Institutional (I) and Open Space Hazard (OH). These land uses permit, with approval of a Conditional Use Permit (CUP), the development of a Senior Affordable Housing

Project. An estimated 2.5 acres of the site are developable. The 2.5 acre portion of the site is zoned Institutional, while the remainder of the 19 acre site is composed of large slopes, is un-developable, and zoned Open Space Hazard (OH). In addition to the approval of a CUP, a General Plan Amendment and Zone Change are required for adjustments to the boundary line between the OH and I zones.

Financing for the affordable component of the proposed project will come from the City's Redevelopment Agency 20% Set-aside Fund and/or the City's In-Lieu Affordable Housing Fund. The Redevelopment Agency has purchased the site with 20% set-aside funds. The Redevelopment Agency currently owns the site. Because set-aside funds were utilized to purchase the site, any development of the site shall have an affordable housing component. Additionally, if deemed necessary for the development of the project, the City and Redevelopment Agency will commit additional funds from the 20% Set-aside Fund and/or the City's In-lieu Affordable Housing Fund by 2002/2003.

b. Ocean Trails Project:

The Ocean Trails project is a development composed of an 18-hole public golf course and 75 single-family residential lots. The project was approved in June 1992, and includes a condition of approval requiring the developer to construct 4 new on-site affordable housing units for low and very-low income residents, and to provide 4 off-site affordable housing units for low and very-low income residents. The off-site units can be provided through a rental subsidy program. All of the units will be provided in the City of Rancho Palos Verdes, and will be affordable for a period of at least 30 years.

Currently, the developer is in the process of obtaining building permits for the on-site affordable housing units. As conditioned, the on-site units are required to be made available for rent prior to the opening of the 18-hole golf course, which is expected to occur in 2001. The off-site units are required to be provided prior to more than 50% of the market-rate residential lots being made available for sale, which is expected to occur in 2002. Not only is the project conditioned to provide these units, but the developer has also entered into a Development Agreement with the City ensuring the completion of the project as approved.

With regard to public services and facilities, the site will need water, power, telephone, cable connection and storm drain connection. All of these services and facilities will be in place within the time frame of this Housing Element (2000-2005).

PROGRAM CATEGORY #3:

ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING

Housing Need Summary

The City does not have an extensive need to ensure the maintenance of housing. Existing housing code enforcement programs are adequate in this area. The City is presently administering programs to help very low and low-income households to improve their homes. In addition, existing and proposed programs that will be implemented during the program period will meet the construction need allocated by SCAG. Consequently, the City does not unduly constrain the maintenance, improvement or development of housing.

Goals

Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.

Policies

Continue to implement land use regulations that facilitate meeting affordable housing needs.

Continue to implement the current Housing Code Enforcement Program.

Continue to implement the Housing Improvement Program.

Continue the processing of new housing developments designed to address the needs of the entire range of income groups.

Quantified Objectives

The quantified objectives include the improvement of 40 units and construction of 111+ units to meet the construction need of 53 housing units allocated through the Regional Housing Needs Assessment by SCAG.

Programs

Program actions must be included to:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Actions of the City to address this need include several of the previously described programs plus a series of land use regulations that facilitate meeting affordable housing needs. These regulations are described below and the next two pages.

3.1 Development (Zoning) Code Affordable Housing Program

Chapter 17.11 of the City's Development Code has established land use regulations promoting a multi-pronged, comprehensive affordable housing program. The comprehensive affordable housing land use regulations are comprised of six components:

Citywide Affordable Housing Requirement: All new residential developments of five or more dwelling units are required to provide up to 5% of all units affordable to very low income households or to provide up to 10% of all units affordable to low income households. The affordable units shall be provided on-site or off-site. Upon City Council approval, in-lieu fees can be paid instead of providing the required affordable housing units.

Housing Impact Fee: In order to mitigate the impact of local employment generation on the local housing market, new nonresidential development or conversion of existing development to a more intense use, must make provision for housing affordable to low and very low households. This requirement applies to applications for the construction, expansion or intensification of nonresidential land uses, including but not limited to commercial projects, golf courses, private clubs, and institutional developments.

Developers of commercial projects must pay a residential impact fee as established by the City Council. The fee must be adequate to provide one low or very low affordable housing unit for each 10 employees to be generated by the nonresidential development. Projects that provide for very low and low-income housing are exempt from the housing impact fee.

Density Bonuses for New Housing: A density bonus and/or affordable housing incentives are provided for new projects that provide at least 10% of all units as very low income units, 20% as low income units, or 50% of all units for seniors. Affordable housing incentives in lieu of, or in addition to, a density bonus, may include a reduction in development standards (e.g., setback, parking, lot size) and other regulatory concessions which result in cost reductions.

Density Bonuses for Condominium Conversions: A density bonus and/or affordable housing incentive is provided for condominium conversion projects that will provide 33% of the total proposed condominium units to low and moderate income households or at least 15% of the total units to lower income households.

Reduced Development Standards: To encourage and facilitate the development of multifamily units for lower income households, the City will consider parking reductions and the elimination of the garage requirement for projects that address the City's existing and projected need for lower income multifamily or senior housing.

3.2 In-Lieu Affordable Housing Program

Section 17.11.050 of the Development Code establishes an in-lieu fee program. In-lieu fees can be paid instead of providing the affordable housing units required of new residential and non-residential developments:

Resolution No. 97-48 established the affordable housing in-lieu fee for residential projects. After analyzing several options, the City Council established an in-lieu fee of \$1 per square foot of habitable residential structure. A garage or other similar non-residential structure is not included within the meaning of habitable residential structure.

Resolution No. 99-28 established the affordable housing in-lieu fee for non-residential development projects. After reviewing several options, the City Council established an in-lieu fee of \$13,313 per affordable unit required per Section 17.11.140(C) of the Development Code.

As of May 2000, the in lieu fee program has a fund of almost \$900,000. Since its creation, the program has collected this amount from two residential developments; \$260,000 from the Seabreeze residential development, located on Crest Road and \$596,494 from the Ocean Front Estates project located on Palos Verdes Drive West.

3.3 Coastal Zone Requirements

Projects located in the coastal specific plan district that result in the demolition or conversion of three or more dwelling units occupied by low and moderate-income households must be replaced on a one-for-one basis. The replacement units may be located on the same site, elsewhere in the coastal specific plan district, or within three miles of the district. Upon City Council approval, in-lieu fees can be paid instead of providing the required affordable replacement housing units. New developments in the Coastal Zone must provide affordable housing. Where it is not feasible to include affordable units within new development, developers can satisfy the requirement by constructing them at another specific site within the coastal zone or within the City.

No low and moderate-income housing units in the coastal zone have been converted, demolished, or replaced since January 1, 1982.

3.4 Emergency Shelters and Transitional Housing

Although there are no recurring, long-term homeless persons in the City, the City's Development Code does offer the opportunity for the development of long term Emergency Shelters and Transitional Housing other than the temporary Emergency Shelters and Transitional Housing provided through local school buildings in case of emergency.

Additional facilities may be permitted on a long-term basis, subject to review and approval of a Conditional Use Permit in the City's Commercial General District (CG). The purpose of the CG District is as follows: *"This district permits retail service and administrative use as the main purpose of which is to serve the surrounding area and visitors to the area [emphasis added]."* Although the use of "Emergency Shelter" or "Transitional Housing" is not specifically identified as a permitted use in the CG District, it is consistent with the types of uses found within this District, such as *"Hotel"* and *"Bed and breakfast inns"*. Additionally, the City's CG District is located along its main commercial corridor of Western Avenue providing direct access to public transportation and other nearby public services. Therefore, because the Development Code permits uses, subject to approval of a conditional use permit, which are similar and no more

intensive than the other uses, “Emergency Shelters” and “Transitional Housing” are uses permitted in the CG District with approval of a CUP.

By 2002, the City will review its permit processing procedures and will consider amending those policies and procedures to eliminate constraints to the development or conversion of existing facilities to serve as emergency shelters and transitional housing facilities.

PROGRAM CATEGORY #4:

CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Housing Need Summary

A general indicator of housing adequacy is the age of housing. Generally speaking, for owners, the dilemma often is one of maintenance problems – for these households, low incomes mean a lack of income for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

In general, there is a relationship between the age of the housing stock and the prevalence of poor housing conditions. For instance, the older a home, the greater the need for maintenance, repair and/or replacement of key mechanical systems. Housing condition problems frequently tend to be concentrated in the interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems. Consequently, as the housing stock ages, they are not as competitive within the housing market (especially in the rent that can be asked for), and they thus face the need for mechanical system repair and/or replacement. Often, the needed maintenance is deferred.

In the City of Rancho Palos Verdes, there are an estimated 400 homes that are at least a half-century old. About one of every five dwellings is 40 years to 50 years old. And just over two of every five homes are 30 to 40 years old. There will be a continuing challenge to ensure, through code enforcement and housing improvement programs, that older housing is providing a decent and safe home environment. The City anticipates

processing 35 new code enforcement cases per month for all income levels and assisting the rehabilitation of at least 40 homes over the 2000-2005 planning period.

Goal

Conserve and improve the existing stock of affordable housing.

Policies

Continue to support a Housing Code Enforcement Program to help maintain the physical condition of housing.

Continue to support a Housing Improvement Program financed by Community Development Block Grant Funds.

Quantified Objectives

The quantified objectives include:

Housing code enforcement at an average level of 35 new cases per month for all income levels during the 2000-2005 program period.

Rehabilitation of 40 units during the 2000-2005 program period (22 very low and 18 low income units)

Programs

According to the State housing law, the City's housing program must include actions to:

"Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private action."

4.1 Housing Code Enforcement Program

During the 2000-2005 period, the City will continue to implement a housing code enforcement program. The program is implemented on a complaint basis. The City staff inspects the properties and notices are given to the property owners having code violations. The majority of notices are issued because of property maintenance problems, zoning code violations and non-permitted building construction. The City obtains voluntary compliance in 95% of the cases. The General Fund funds this program.

4.2 Home Improvement Program (HIP)

This program helps low and moderate income homeowners (<80% of area median income) to correct hazardous structural conditions; to make improvements considered necessary to eliminate blight; to improve handicapped access; and to correct building and health code violations. Assistance is provided to eligible homeowners in the form of a grant of up to \$5,000 or zero interest deferred loans of up to \$10,000. The program, which is administered by the City's Public Works Department, is funded by Community Development Block Grant funds.

During the program period, this program is projected to improve an estimated 40 housing units: 22 occupied by very low and 18 occupied by low-income households. Since the HIP was started two years ago, 17 housing units have been improved with the financial assistance of loans and grants.

PROGRAM CATEGORY #5

PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS

Housing Need Summary

In California, it is illegal to discriminate in housing against anyone because of race, color, ancestry, religion, sex, marital status, disability (including AIDS and HIV diagnosis), national origin, familial status, sexual orientation or source of income. Data are unavailable on fair housing complaints issued by residents of the City. Statewide, the California Department of Fair Employment and Housing last year received almost 20,000 complaints in the areas of employment, housing accommodations and hate violence. More locally, the Long Beach Fair Housing Foundation, which serves the South Bay communities including the City, received and processed 3,900 housing discrimination complaints since 1995.

Goals

Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, handicap and familial status to have available to them the same housing choices.

Policies

Continue to promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.

Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.

Quantified Objectives

Quantified objectives by income group can not be established for this Program Category. (The State housing law does not require that objectives be stated for this Program Category.)

Programs

The City's housing program must include actions to:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

5.1 Fair Housing Services

During the program period, the City will continue to promote fair housing through its participation in the County's CDBG Program. The City, in cooperation with the County and Long Beach Fair Housing Foundation, will continue to make available fair housing services to its residents. The following services will be available to City residents:

Fair Housing Education and Outreach

Discrimination and Investigation

Random Audits

Landlord and Tenant Counseling

Unlawful Detainer Action

Conciliation

Mediation

Referrals

5.2 Fair Housing Complaint and Referral Services

During the 5-year program period, the City will have a staff member capable of providing information and referral services to residents who need assistance in filing a housing discrimination complaint. That staff member will be familiar with Federal and State fair housing statutes, regional fair housing studies and the appropriate contact persons at the Fair Housing Foundation, California Department of Fair Employment and Housing, and HUD.

The staff person will become knowledgeable on the scope and meaning of Federal laws covering housing discrimination including Title VIII of the Civil Rights Act of 1968, Title VI of the Civil Rights Act of 1964, and the Housing and Community Development Act of 1974. In addition, the staff person will become familiar with State laws covering housing discrimination including the Fair Employment and Housing Act and the Unruh Civil Rights Act.

Moreover, the staff person will review the County's Fair Housing Impediment Analysis. HUD defines *affirmatively furthering fair housing* as requiring a CDBG grantee (i.e., the County of Los Angeles) to conduct an analysis to identify impediments to fair housing choice within the jurisdiction (i.e., unincorporated area and 42 cities). In addition, HUD requires the County to take appropriate actions to overcome the effects of any impediments identified through the analysis.

Besides the above, the City will develop a list of contacts at the key entities handling fair housing related matters. The Fair Housing Foundation is located in Long Beach. HUD, and a regional office of the State Department of Fair Employment and Housing, are located in Los Angeles.

PROGRAM CATEGORY #6:
PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS

Summary of Housing Needs

There are 7 affordable housing units located within the Villa Capri development (Tract No. 44239). The City has determined that the 7 affordable units at the Villa Capri cannot be converted to market rate housing until 2016.

Goals

Preserve the existing and future supply of affordable housing that is financially assisted by the City, County, State or Federal governments.

Policies

Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions.

Ensure the long-term affordability of future affordable housing developments.

Quantified Objectives

Preserve the affordability of 7 rent restricted units in one existing development.

Programs

The City's housing program must include actions to:

"Preserve for lower income households the assisted housing developments" ...existing in the City.

6.1 Preservation of Existing and Future Assisted Housing

"Assisted housing developments" include federally assisted projects, State and local multifamily revenue bond financed projects, developments assisted by CDBG and local in-lieu fees, inclusionary housing program units, and density bonus units. Actions are required by the City to preserve the affordability of existing housing if they are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The one existing project has affordability restrictions that extend beyond 2010.

6.2 Housing Affordability Guidelines

The City during the program period will develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable for a reasonable period of time. The following list identifies some of the factors that will be incorporated in the affordability guidelines:

- Length of affordability.

- Percentage of units that should be reserved for extremely low, very low and low income households.

- Amount of funding for the assisted housing units.

- Percentage of units within a project development that should be affordable.

These guidelines will be developed within one-year of adoption of the amended Housing Element

- ## TECHNICAL APPENDIX A

A. INTRODUCTION

According to Article 10.6, Section 65583 (a), of the Government Code, a housing element must contain: "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

1. An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
2. An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.
5. An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
6. An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
7. An analysis of opportunities for energy conservation with respect to residential development.

8. An analysis of existing assisted housing developments that are eligible to change from low -income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use."

To provide the data and analysis on the factors listed above, Technical Appendix A contains the following Sections:

Section B: Data on the population and employment trends and projections.

Section C: Data on the factors pertaining to the City's share of the regional housing need.

Section D: Information regarding the City's existing housing needs such as overpaying and overcrowding.

Section E: Inventory of land suitable for residential development

Section F: Data and analysis of governmental factors affecting existing and new housing production.

Section G: Information on private market factors such as the availability of financing and land costs.

Section H: Data and analysis of housing needs of special population groups such as the elderly and large families.

Section I: Analysis of opportunities for energy conservation with respect to residential development.

Section J: Analysis of existing affordable housing at risk of conversion to market rate housing.

B. POPULATION AND EMPLOYMENT TRENDS AND PROJECTIONS

1. Population Trends and Projections

Between April 1980 and April 1990, the population of Rancho Palos Verdes increased from 36,577 to 41,667. As of January 2000, the City's population had grown to 44,933 persons. At build-out, the City's population is projected to be 50,200. Table A-1 presents the City's population trends and projections from 1980 to build-out.

Table A-1
City of Rancho Palos Verdes
Population Trends – 1980 to Build-Out

Year	Population	Cumulative Increase from 1980	Percentage Increase from 1980
1980	36,577	-----	-----
1990	41,667	5,090	13.9%
1995	42,455	5,878	16.1%
2000	44,933	8,356	22.8%
Build-Out	50,200	13,623	37.2%

Source: 1980 and 1990 U.S. Census of Population and Housing.

1995 and 2000 estimates are from the State Department of Finance (DOF).

The build-out figure is based on the City's General Plan (adopted June 1975), and was calculated from the mid-point of the 49,700 to 50,700 projection contained in the General Plan.

Table construction by Castaneda & Associates.

2. Employment Trends and Projections

As of mid-year 1999, there were estimated 1,712 payroll jobs located in Rancho Palos Verdes. Payroll jobs are the number of workers on payrolls during the pay period (June 1999). Estimates are based on payroll data collected directly from employers in the State Employment Development Department's Current Employment Statistics (CES) Survey or "establishment survey." It does not include the self-employed, unpaid family workers, and private household employees.

The local jobs are primarily in the "services," "local government," and "retail trade" industrial classifications. The employment data are shown in Table A-2. Chart A-1 explains the industrial job classifications.

Table A-2
City of Rancho Palos Verdes
Average Annual Employment by Major Industry—June 1999

Industry	1999 Employment
Agriculture, Mining, Non-Classified	31
Mining and Construction	54
Manufacturing	15
Transportation and Public Utilities	---
Wholesale Trade	65
Retail Trade	285
Finance, Insurance and Real Estate	84
Services (excluding private households)	686
Local Government	487
Total	1,712

Source: Labor and Market Division of the California State Employment Development Department (EDD). Special computer runs on April 28, 2000. Total includes payroll jobs in zip code 90275.

Table construction by Castaneda & Associates.

Chart A-1: Payroll Jobs and Industry Definitions*

Payroll jobs are the number of workers on payrolls during the pay period (March 1995 and June 1999) for businesses located in zip code 90275. Estimates are based on payroll data collected directly from employers in zip code 90275 in the State Employment Development Department's Current Employment Statistics (CES) Survey or "establishment survey." It does not include the self-employed, unpaid family workers, and private household employees.

Mining: includes all establishments involved in the extraction of minerals, crude petroleum, and natural gas. It includes quarrying, well operations, milling, and other related activities.

Construction: includes establishments engaged in contract construction. Includes new work, additions, alterations, and repairs performed by general and special trade contractors.

Manufacturing: includes establishments which are usually described as plants, factories, or mills that are engaged in producing or processing non-durable or durable goods. These characteristically use power-driven machines and material-handling equipment.

Transportation and Public Utilities: includes enterprises engaged in passenger and freight transportation by surface, water, and air and warehousing and other transportation services. It also includes the communications complex of telephone, telegraph, radio, and television; and utilities providing gas, electric, and sanitary services.

Wholesale Trade: includes establishments involved in the selling of merchandise to retailers, to industrial, commercial, farm, construction contractors, or professional business users; or to other wholesalers.

Retail Trade: includes establishments involved in the selling of merchandise for personal or household consumption and rendering services incidental to the sale of goods.

Finance, Insurance, and Real Estate: includes banks, savings and loan institutions, and security and commodity brokerages, insurance agencies and carriers, real estate sales and management offices, and rental and planning agencies.

Services: includes establishments such as hotels, laundries, auto repair shops, theaters, legal services, advertising services, private schools, hospitals, and nonprofit organizations which are engaged in rendering a variety of services to individuals and businesses.

Government: includes the legislative, judicial, administrative, and regulatory activities of federal, state, local, and international governments. It also includes federal, state, and local government hospitals and education.

*Source: State of California Employment Development Division, Labor Market Information Division, The State of the State's Labor Markets – June 1999, Appendix B.

C. REGIONAL SHARE NEED FACTORS

1. Housing Element Law

Section 65584 (a) of the Government Code states that “. . . the share of a city or county of the regional housing need includes that share of the housing needs of persons at all income levels within the area significantly affected by the general plan of the city or county.” In addition, according to that same section, “Each council of governments shall determine the existing and projected housing need for its region.”

The distribution of regional housing needs must take into consideration eight factors:

1. Market demand for housing
2. Employment opportunities
3. Availability of suitable sites
4. Availability of public facilities
5. Commuting patterns
6. Type and tenure of housing needs
7. Housing needs of farm workers
8. Loss of units contained in assisted housing projects

The regional share allocations to Los Angeles County cities are contained in the Draft 1999 Regional Housing Needs Assessment (RHNA). For each city in the County, the “construction need” is the sum of three components:

The first component pertains to the increase of households between January 1, 1998 and June 30, 2005. This refers to the number of housing units needed to accommodate a population increase due to natural increase, net migration and household formation.

A second component of regional housing need is an estimate of new units required to insure a vacancy rate reflecting a healthy housing market. To estimate this factor, SCAG used single-family and multi-family “mobility rates”. (This refers to the number of households who moved into their units within a year of the 1990 census.)

The third component of construction need is a replacement estimate for residential units expected to be lost from the housing

stock. This includes units demolished, converted to non-residential use or lost for other reasons such as fires.

2. The City's Share of the Regional Housing Need

Table A-3 shows the City's share of the regional housing need, as allocated by SCAG for the January 1, 1998 to June 30, 2005 planning period (7 1/2 years).

Table A-3
City of Rancho Palos Verdes
Share of Regional Construction Needs
January 1, 1998 – June 30, 2005

Income Category	Number of Housing Units	Percentage
Very Low	8	16%
Low	5	10%
Moderate	8	16%
Above Moderate	32	58%
Total	53	100%

Source: SCAG RHNA 99, Construction Need, January 1, 1998 to June 30, 2005.

D. EXISTING HOUSING NEEDS

Section 65583 (a)(2) of the Government Code requires that a housing element include an analysis of:

Level of payment compared to ability-to-pay

General housing characteristics, including overcrowding

Housing stock condition

Much of the housing need data contained in this Appendix is based on the 1990 Census. Since the Census, there has been no comprehensive survey or census of housing and household characteristics. Estimates of Rancho Palos Verdes's existing housing needs have been updated by SCAG for the 1998 time period.

1. Level of Payment Compared to Ability to Pay

a. Income Groups

The demand for housing is directly correlated with household income. Income determines the quality and cost of housing that can be afforded. Thus, a major factor of Rancho Palos Verdes' housing market is the income of the resident households. In addition, a focus of the proposed housing programs is on the needs of the elderly and families that are *extremely low*, *very low* or *low* income. The income groups are defined by the percentage of the Los Angeles County median income:

Extremely low income, 0-30% of the median income

Very low income, 31-50% of the median income

Low income, 51-80% of the median income

Table A-4 lists the limits for the three income groups, adjusted by household size. For example, the income limits for families of four persons are: extremely low, \$15,650; very low, \$26,050; and low, \$41,700.

Table A-5 shows that almost 90% of the City's households have middle or above middle income; that is, enough income to express what is called *effective housing demand*. Although these two groups express most of the housing demand, there are about 1,900 households with extremely low, very low or low incomes – households having *ineffective demand*.

Table A-4
Los Angeles County
2000 Annual Income Limits Adjusted by Household Size

Household Size (# of persons)	Extremely Low Income	Very Low Income	Low Income
1	\$10,950	\$18,250	\$29,200
2	\$12,500	\$20,850	\$33,350
3	\$14,050	\$23,450	\$37,500
4	\$15,650	\$26,050	\$41,700
5	\$16,900	\$28,150	\$45,000
6	\$18,150	\$30,200	\$48,350
7	\$19,400	\$32,300	\$51,700
8	\$20,650	\$34,400	\$55,000

Source: U.S. Department of Housing and Urban Development and State Department of Housing and Community Development, Year 2000 Income Limits, March 2000.

Table A-5
City of Rancho Palos Verdes
Annual Household Income Distribution – 1998

Income Group	Renter Households	Owner Households	Total Household	Percent Distrib.
Extremely Low	211	322	533	3.5%
Very Low	140	393	533	3.5%
Low	221	574	795	5.3%
Middle	173	351	524	3.5%
Above Middle	2,018	10,718	12,736	84.2%
	2,763	12,358	15,121	100.0%

Source: SCAG RHNA 99, "Revised Existing Housing Needs," October 1999.

Table construction by Castaneda & Associates

Of the almost 1,900 households, 69% are owners and 31% are renters. Owners are ineligible for ongoing financial assistance to help pay their mortgage payments. Renters, on the other hand, are eligible for rental assistance. For instance, the 350 *extremely low and very low-income renter households* are eligible for rental assistance from the Section 8 program. Some of the low-income renters (N=221) also may be eligible for assistance

depending on the exact source of funding. The middle-and above middle-income renters are a source of demand for first-time homebuyer assistance.

b. Cost Burdened Estimates

Cost burden or overpayment is one of the major housing needs that must be discussed in the Housing Element. This need is estimated by the number of *lower income households that spend more than 30% of their income on housing costs*. Severe cost burdened is defined as 50% or more of income being spent on housing costs.

Table A-6 reports on the number of cost burdened households by income group and tenure. There are an estimated 1,061 lower income households -- 611 owners and 450 renters -- that are spending more than 30% of their income on housing costs. Thus, about 47% of all lower income owners are overpaying and almost 80% of the lower income renters (<80% of median income) were overpaying. [Table 5 reports 572 lower income renters; Table 6 reports 450 lower income renters are overpaying]

Mortgage assistance to reduce or eliminate overpaying by owners is generally unavailable from State and Federal funding sources. The City, therefore, could not access outside funding sources to help owners reduce their costs. However, local resources may be available such as the 20% set-aside funds of the Redevelopment Agency or in-lieu fee funds.

Table A-6
City of Rancho Palos Verdes
Cost Burdened Households
By Income Group and Tenure

Income Group	Cost Burden (30%+)		Total Households
	Renters	Owners	
Extremely Low	108	168	276
Very Low	133	206	339
Low	209	237	446
Middle	119	149	268
Above Middle	435	2725	3,160
Total	1,004	3,485	4,489

Source: SCAG RHNA 99, Existing Housing Needs, "Households with Overpayment."

Table construction by Castaneda & Associates

Rental assistance could be available from the Section 8 rental assistance program. This program, which is administered by the Los Angeles County Housing Authority, is limited to extremely low and very-low income renters. This program set ceilings on the rents that can be charged to renters receiving the rental assistance. Because the monthly rents charged for rental housing in the City generally exceeds the Section 8 rent ceilings, a limited number of the City's cost burdened households could be helped by existing rental assistance programs.

Tables A-7 and A-8 present information on the types of households by tenure that are cost burdened or severely cost burdened. A comparison of the two tables clearly shows that most of the renters that are overpaying are severely cost burdened. Almost one-half of the cost burdened renters are small families (2-4 persons). Most of the cost burdened owners also are severely cost burdened. The elderly comprise about 37% of all cost burdened owners.

Table A-7
City of Rancho Palos Verdes
Lower Income Households Overpaying (30%-50%)
By Income Group and Tenure-1990

Income Level	Renters Overpaying				Total	Owners Overpaying		
	Elderly	Small Family	Large Family	Other		Elderly	All Other*	Total
Extremely Low	7	0	0	6	13	9	0	9
Very Low	0	8	0	0	8	38	26	64
Low	0	0	13	7	20	52	37	89
Total	7	8	13	13	41	99	63	162

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Databook, (June 1993). Table 5, Renter Households by Income Group and Housing Problems – 1990 and Owner Households by Income Group and Housing Problems – 1990, Parts 1-8.

Table A-8
City of Rancho Palos Verdes
Lower Income Households Overpaying(50%+)
By Income Group and Tenure-1990

Household Income Level	Renters Severe Cost Burden				Total	Owners Severe Cost Burden		
	Elderly	Small Family	Large Family	Other		Elderly	All Other	Total
Extremely Low	19	40	20	5	84	62	105	167
Very Low	25	75	7	35	139	14	142	156
Low	31	82	5	39	157	55	74	129
Total	75	194	32	79	380	131	321	452

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Databook, (June 1993). Table 5, Renter Households by Income Group and Housing Problems – 1990 and Owner Households by Income Group and Housing Problems – 1990, Parts 1-8.

*All other equals total owners less elderly owners.

2. General Housing Characteristics - Overcrowding

Overcrowded households is measured by:

Households with more than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

1.5 or more persons per room measure severe overcrowding.

Housing unit overcrowding often, but not always, reflects the financial inability of households to rent or buy housing with sufficient space to meet their needs. For example, Table A-9 indicates that the City's largest overcrowded group is above middle income owners. There are no low-income owners that are overcrowded. Among the lower income renters, the overcrowding rates were:

Extremely Low Income	7.1%
Very Low Income	15.0%
Low Income	3.2%

When compared to overpaying, overcrowding is not an extensive problem in Rancho Palos Verdes.

Table A-9
City of Rancho Palos Verdes
Overcrowded Households – 1998

Income Group	Renters	Owners	Total Households
Extremely Low	15	0	15
Very Low	21	0	21
Low	7	0	7
Middle	0	5	5
Above Middle	95	183	278
	138	188	326

Source: SCAG RHNA 99, Existing Housing Needs, "Households with Overcrowding."

Table construction by Castaneda & Associates

3. Condition of Existing Housing

a. Existing Housing Supply

The City's existing housing supply is comprised of an estimated 15,742 housing units. Nearly four of every five dwellings are single-family, detached structures. About one of every seven housing units are located in buildings containing five or more units. The existing housing supply is tabulated in Table A-10.

Table A-10
City of Rancho Palos Verdes
Housing Characteristics — January 2000

Type of Unit	Number of Units	Percent
1 unit, detached	12,137	77.1%
1 unit, attached	1,113	7.1%
2 to 4 units	213	1.4%
5+ units	2,274	14.4%
Mobilehomes	5	-%
Total	15,742	100.0%

Source: California Department of Finance, Demographic Research Unit, Los Angeles County Population and Housing Estimates, January 1, 2000.

Table construction by Castañeda & Associates.

b. Age of Housing

A general indicator of housing adequacy is the age of housing. Generally speaking, for owners, the dilemma often is one of maintenance problems – for these households, low incomes mean a lack of income for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

In general, there is a relationship between the age of the housing stock and the prevalence of poor housing conditions. For instance, the older a home, the greater the need for maintenance, repair and/or replacement of key mechanical systems. Housing condition problems frequently tend to be concentrated in the interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems.

Consequently, as the housing stock ages, they are not as competitive within the housing market (especially in the rent that can be asked for), and they thus face the need for mechanical system repair and/or replacement. Often, the needed maintenance is deferred.

As shown in Table A-11, the number of dwellings that are at least a half-century old is about 400. About one of every five dwellings is 40 years to 50 years old. And just over two of every five homes are 30 to 40 years old. The City intends to continue its efforts through code enforcement and the housing improvement program to maintain the local housing stock during the program period.

Table A-11
City of Rancho Palos Verdes
Age of Housing Stock: January 2000

Year Built	Number of Units	Percent of Total
Less than 10 years old	271	1.4%
10 to 20 years old	964	6.1%
20 to 30 years old	4,186	26.7%
30 to 40 years old	6,690	42.7%
40 to 50 years old	3,221	20.5%
50 to 60 years old	240	1.5%
60 years or older	170	1.1%
Total	15,742	100.0%

Source: 1990 Census of Population and Housing. STF-3 Data File. California Department of Finance, Demographic Research Unit, Los Angeles County Population and Housing Estimates, January 1, 2000.

Table construction by Castañeda & Associates.

c. Substandard Housing Conditions

Chart A-2 lists some of the major substandard housing conditions found in older housing. These are examples of substandard conditions as determined by the American Housing Survey. This Survey found that in the mid 1990s about 14% of the housing stock in Los Angeles County had substandard conditions – 8% of the owner units and 18.5% of the rental units.

By comparison, the problems in Rancho Palos Verdes are likely to be less acute due, in part, to the high ownership rate, an active code enforcement program, and availability of housing improvement programs. For example, in the past two years 17 housing units have been repaired through City's Housing Improvement Program.

d. Housing Improvement Needs

There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be rated as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

The City's prior Housing Element estimated that 722 units had housing improvement needs. A summary of the survey findings is presented below:

Moderate 1 Rehabilitation - multiple minor fix-up items – 4 units

Moderate 2 Rehabilitation - new roof needed – 587 units

Moderate 3 Rehabilitation - roof needed plus one more minor repair -- 122

Major rehabilitation - several minor and moderate level repairs necessary -- 9

Although the survey found that housing improvement needs existed in the City, severe substandard conditions did not affect a large number of homes.

Chart A-2

Unit and Building Characteristics of Housing Units with Problems

<u>Unit Component</u>	<u>Definition of Substandard Condition</u>
Plumbing	Lacking hot piped water or a flush toilet, or lacking both bathtub and shower, all for exclusive use of the unit. Having the toilets all break down at least once, at least three times in the last three months, for at least six hours each time.
Heating	Having been uncomfortably cold last winter, for 24 hours or more because the heating equipment broke down at least three times last winter for at least six hours each time. Having unvented gas, oil or kerosene heaters as the main source of heat; these give off unsafe fumes.
Unit Upkeep	Having three of the following six maintenance problems: *leaks from outdoors *leaks from indoors *holes in the floor *holes or open cracks in the walls or ceilings *more than a square foot of peeling paint or plaster *rats in the last 90 days
Hallways	Having three of the following problems in public hallways: *no working light fixtures *loose or missing steps *loose or missing railings *no elevator
Electrical	Having no electricity. Having all of the following electrical problems: *exposed wiring *a room with no working outlets *three blown fuses or tripped circuit breakers in the last 90 days
Kitchen	Lacking a sink, range, or refrigerator, all for the exclusive use of the unit.
Exterior Conditions	Building has any of the following: *Sagging or missing roof materials *Roof has hole(s) *Building walls missing wall materials/siding *Building has sloped outside walls *Building has crumbling foundation

Source: Adopted from Codebook for the American Housing Survey: 1973 to 1993.

In recent years, homes have been improved as existing homeowners remodeled their homes, installed new roofs, and as new buyers repaired recently purchased houses. Also, since adoption of the prior Housing Element, the City has implemented a Housing Improvement Program in cooperation with the Los Angeles County Community Development Commission. The program, which is financed through CDBG funds, has resulted in the rehabilitation of 17 housing units.

In addition to housing rehabilitation needs, there also are housing units in need of replacement. Units needing replacement because they have been demolished, converted to non-residential use or lost for other reasons such as fires were considered in the Regional Housing Needs Assessment. Consequently, the 53 units allocated to the City already have included the replacement housing need due to these factors.

Other housing units deserve replacement because they are too deteriorated to merit rehabilitation. As previously indicated there are very few housing units needing major rehabilitation. Therefore, it is estimated that less than 10 housing units are such poor condition that they should be replaced instead of repaired.

E. INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

The purpose of the inventory of land or sites is to identify sites that can accommodate the City's construction need. Specifically, the Section 65583(a)(3) of the Government Code reads:

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities to these sites.

The housing unit potential of the identified sites is compared to the City's construction need to calculate whether there are suitable sites for residential development.

1. Sites for Above-Moderate Income Housing Need

The Draft Regional Housing Needs Assessment (RHNA) allocated 32 above-moderate-income housing units to the City. Constructed units have met the entire above moderate-income housing construction need. According to the State Department of Finance Series E-5 report, 31 new housing units were built in 1998 and 59 in 1999. All of these units had housing costs in the above moderate-income bracket. These sites had adequate public services and facilities at the time of construction.

2. Sites for the Moderate Income Housing Need (Second Dwelling Units)

In Rancho Palos Verdes, moderate-income housing can be constructed as "second dwelling units." According to Government Code Section 65852.150:

The Legislature finds and declares that second units are a valuable form of housing in California. Second units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income, and an increased sense of security. (emphases added)

The Director of Planning, Building and Code Enforcement administratively permits second units that adhere to the development standards described above in all RS and RM Zones. The City's Development Code requires an approved conditional use permit for all second units that do not adhere to the development standards described above.

Given the high cost of land in Rancho Palos Verdes, the City will address this construction need through the development of second units. An estimated three second units have been developed during the past five years. Based on this past trend and additional efforts by the City, it is projected that second units can be developed in sufficient numbers to met the moderate-income construction need. The Draft RHNA allocated eight moderate-income housing units to the City. The development of second units will occur on residential sites that already have adequate public service and facilities.

Second unit development standards are described in Section 17.10 of the Zoning Code. The total floor area for a detached second unit shall not exceed 1,200 square feet. The total floor area for an attached second unit shall not exceed 30% of the floor area of primary residence floor area. The second unit must include one bathroom and one kitchen and is limited to a maximum of two bedrooms. A minimum of one enclosed parking space must provided in an enclosed garage on the property.

In order to ensure the development of the second units, the City has included an implementation program. One part of that program is a tracking/monitoring system. The data from the tracking/monitoring system will help the City to compile a performance report by mid-year 2003. By June 2003, the City will determine whether sufficient second units have been developed commensurate with regional housing need for moderate income households and existing needs. In the event the performance report indicates that second units are not being developed commensurate with the need, the City will consider amending the program to incorporate additional incentives to include, but not be limited, to initiating a zoning code amendment by December, 2003, that will eliminate the requirement for enclosed garages and reduce plan check and building permit fees.

3. Site for Very Low and Low Income Housing

Two sites are available to accommodate the very low and low-income construction need that was allocated to the City by the SCAG RHNA. These sites are described on pages A-21 through A-22.

a. Senior Affordable Housing Project:

An application has been submitted and the City is considering a proposed new senior affordable housing project on an existing vacant 19-acre lot. The proposed development is a new 52-unit residential facility for seniors (age restricted to 55 years and older), of which approximately 13 of the units will be reserved for low and very-low income residents. The site has a General Plan land use designation and Zoning designation of Institutional (I) and Open Space Hazard (OH). These land uses permit, with approval of a Conditional Use Permit (CUP), the development of a Senior Affordable Housing Project. An estimated 2.5 acres of the site are developable. The 2.5 acre portion of the site is zoned Institutional, while the remainder of the 19 acre site is composed of large slopes, is un-developable, and zoned Open Space Hazard (OH). In addition to the approval of a CUP, a General Plan Amendment and Zone Change are required for adjustments to the boundary line between the OH and I zones.

Financing for the affordable component of the proposed project will come from the City's Redevelopment Agency 20% Set-aside Fund and/or the City's In-Lieu Affordable Housing Fund. The Redevelopment Agency has purchased the site with 20% set-aside funds. The Redevelopment Agency currently owns the site. Because set-aside funds were utilized to purchase the site, any development of the site shall have an affordable housing component. Additionally, if deemed necessary for the development of the project, the City and Redevelopment Agency will commit additional funds from the 20% Set-aside Fund and/or the City's In-lieu Affordable Housing Fund by 2002/2003.

b. Ocean Trails Project:

The Ocean Trails project is a development composed of an 18-hole public golf course and 75 single-family residential lots. The project was approved in June 1992, and includes a condition of approval requiring the developer to construct 4 new on-site affordable housing units for low and very-low income residents, and to provide 4 off-site affordable housing units for low and very-low income residents. The off-site units can be provided through a rental subsidy program. All of the units will be provided in the City of Rancho Palos Verdes, and will be affordable for a period of at least 30 years.

Currently, the developer is in the process of obtaining building permits for the on-site affordable housing units. As conditioned, the on-site units are required to be made available for rent prior to the opening of the 18-hole golf course, which is expected to occur in 2001. The off-site units are required to be provided prior to more than 50% of the market-rate residential lots being made available for sale, which is expected to occur in 2002. Not only is the project conditioned to provide these units, but the developer has also entered into a Development Agreement with the City ensuring the completion of the project as approved.

With regard to public services and facilities, both sites will need water, power, telephone, cable connection and storm drain connection. All of these services and facilities will be in place within the time frame of this Housing Element (2000-2005).

4. Additional Sites

Tables A-12 and A-13 provide inventories of additional sites suitable for residential uses. The development of these sites is possible during the current planning period; however, such development is not needed in order to accommodate the City's share of the regional housing need. The following paragraphs provide an analysis of the adequacy of public facilities and services to these additional sites.

Police Protection: Police protection services are provided by the Lomita Station of the Los Angeles County Sheriff Department. The Lomita Station, located at 26123 Narbonne Avenue, Lomita, provides services to the contract cities of Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates and Lomita. The Station's jurisdiction includes most of the Palos Verdes Peninsula overlooking the Pacific Ocean, and some of the surrounding southwest corner of the County. According to the County Sheriff Department, the current and planned level of services are adequate to meet the demand generated by residential development consistent with the City's share of the regional housing need.

Fire Protection: The Los Angeles County Fire Department provides fire protection services. Four nearby Stations can respond to emergencies in the City:

FS#83 – Miraleste Station, Rancho Palos Verdes, Miraleste Plaza
FS#53 – Palos Verdes Drive South, Rancho Palos Verdes
FS#56 – Rolling Hill Estates, 12 Crest Road West
FS#2 – Palos Verdes Estates, Palos Verdes Drive West

According to the County Fire Department, the current and planned level of services are adequate to meet the demand generated by residential development consistent with the City's share of the regional housing need.

Schools: The Palos Verdes Peninsula Unified School District has 10 elementary schools, three intermediate schools, and one comprehensive high school. Recent elementary and intermediate school openings have managed to accommodate the needs of these school levels. Based on the number of students currently enrolled and a 20-year history of growth patterns in District elementary and intermediate schools, the high school age population is projected to increase to an estimated 4,500 students within the next six years. Solutions strategies have been developed by the Board of Education. One solution is to create a second 9-12 high school.

In addition, the following entities serve the needs of the City:

Gas – Southern California Gas
Electricity – Southern California Edison
Water – California Water Services
Trash – Waste Management

The following sites have, or are within serviceable proximity, to adequate services/facilities with respect to natural gas, electricity, water, wastewater and solid waste.

Table A-12 – Sites #s 1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19.

Table A-13 – Sites #s 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, 22, 23.

The following sites do not have adequate services/facilities with respect to natural gas, electricity, water, wastewater and solid waste. However, the development of these sites is not needed in order to accommodate the City's share of the regional housing need.

Table A-12 – Sites #s 2, 5, 13, 14.

Table A-13 – Sites #s 3, 4, 14, 19.

TABLE A-12
PRIVATELY OWNED VACANT LAND INVENTORY
(Ten Acres or More)

General Location/Owner	Approx. Size Acres	Zoning/ Constraints	Comments
1 Silver Spur Canyon	11	RS-A-5 Steep slopes	Possibly 2 D.U.
2 Upper Montemalago Canyon	21	OH Steep slopes	Not buildable
3 Lower Montemalago Canyon	25	OH, RS-A-5 Steep slopes	Possibly 2 D.U.
4 Lower Montemalago Canyon	16	OH, RS-A-5 Steep slopes	Possibly 2 D.U.
5 Kings Harbor Canyon	20	RS-A-5 Steep slopes	Donated to PV land conservancy as permanent open space
6 Aqua Armaga Canyon	36	OH, RS-A-5, RS-3 Steep slopes	Possibly 2 D.U.
7 Crestridge A	4.5	OH, I Steep slopes	Entitlements approved for 122 unit assisted living facility
8 Crestridge B	9	OH, I Steep slopes	Application submitted for 130 unit senior condo project Application currently incomplete
9 Crestridge C	19	OH, I Steep slopes	Application pending for 76 unit senior affordable housing project
10 Hawthorne	43	I, slopes	Some vacant
11 "Parcel 4"	93	OH, RS-1 Steep slopes	Limited access, steep slopes, geologic concerns, uncertain development potential
12 Filiorum Upper/Lower Palos Verdes Dr., South	315+	OH, RS-1	Mostly in Landslide Moratorium
13 Forestal	160	OH, RS-1 Steep slopes	City owned Open space preserve Not buildable
14 Martingale	14	OH Steep slopes	Not buildable

TABLE A-12
PRIVATELY OWNED VACANT LAND INVENTORY
(Ten Acres or More)

General Location/Owner	Approx. Size Acres	Zoning/ Constraints	Comments
15 CPH		OH, RS-1 (RPD) Coastal Plan	79 SFD units Some under construction
16 Palos Verdes Dr. South	102	OH, CR Coastal Plan	Pending application for resort hotel and golf
17 Palos Verdes Dr. South Ocean Trails	249	OH, RS-1 (RPD) Coastal Plan	75 D.U. golf and residential under construction
18 Palos Verdes Dr. South	18	OH, RS-2, RS-5	10 unit subdivision Entitlements expired
19 Portugese Bend	230	OH, RS-1 Steep slopes	In landslide moratorium

TABLE A-13
PUBLIC LAND - VACANT (PARTIALLY OR IN WHOLE)
OR POTENTIALLY REDEVELOPABLE

PALOS VERDES PENINSULA SCHOOL DISTRICT

- 1 School Site:

8.42 acres containing school buildings and playing fields. Surplused in 1950; put to bid but not purchased. Presently leased to various community groups. Zoned institutional.
- 2 School Site:

20 acres, vacant. This site has not been surplused by the district and is being partially used as a soccer field by AYSO, financially supported in part by the City. Zoned institutional and open space hazard.

LOS ANGELES COUNTY

- 3 Friendship Park:

98 acres presently under use as a passive park. Much of the park will be vacant because it is not stable land. Zoned open space recreation.
- 4 Shoreline Park:

53 acres, vacant. Development has not occurred because the site makes up a portion of the toe of the South Shores Landslide. Zoned open space recreation and open space hazard and in coastal area.

U.S. GOVERNMENT

- 5 San Pedro Hill:

11 acres containing Air Force communications facilities. (Current use). Zoned institutional.
- 6 Coast Guard Station:

19 acres containing light house, barracks, officers houses, and other facilities. Was decommissioned in 1980 but with some personnel to still be housed there while operations are in Long Beach. Zoned institutional and in coastal area.

TABLE A-13
PUBLIC LAND - VACANT (PARTIALLY OR IN WHOLE)
OR POTENTIALLY REDEVELOPABLE

- 7 Coast Guard Antennae Site:
- 4+ acres containing 8 antennae used for radio communications. This site was retained by the U.S. government in the middle of the City's Point Vicente Park site and Civic Center when the former Nike Missile Site was surplused several years ago. Zoned institutional.

CITY OF RANCHO PALOS VERDES

- 8 Abalone Cove Shoreline Park:
- 80 acres containing tidepools, trails, and some facilities, with temporary parking near Palos Verdes Drive South. Much of the park is in the landslide moratorium. Zoned open space recreation and open space hazard.
- 9 Ladera Linda School:
- 11 acres containing modular school buildings and playing fields. Surplused by school district in 1980; put to bid not purchased. Zoned institutional.
- 10 Hesse Park Site:
- 29 acres. Site was purchased from school district. Includes a community building, park, active play area, and passive play area. Zoned open space recreation.
- 11 Point Vicente Park Site:
- 65 acres. Park, including picnic areas, trails, and an interpretive center. Site currently closed due to land contamination in soil. Zoned open space recreation and open space hazard. This site is partially in coastal zone.
- 12 Grandview Park Site:
- 17 acres, vacant. Site was purchased from school district. No immediate development plans. Zoned open space recreation.
- 13 Ryan Park
- 11 acres, containing parks building, playing fields and courts, tot lot, and picnic areas. Zoned open space recreation.

TABLE A-13
PUBLIC LAND - VACANT (PARTIALLY OR IN WHOLE)
OR POTENTIALLY REDEVELOPABLE

- 14 Palos Verdes Drive East/Palos Verdes Drive South Open Space (aka Switchbacks):

 95 acres, vacant. The City and the RDA accepted dedication of this land, which is unstable, from the owner of the adjacent tract. It is usable only for passive activities and landslide stabilization. Zoned open space hazard.

- 15 Narbonne Right-of-Way:

 6.1 acres, vacant. This right-of-way was acquired by the County many years ago for a road to by-pass Palos Verdes Drive East. Portions have been vacated or sold for development. Zoned open space hazard and RS-2.

- 16 Martingale Trailhead Park:

 Purchased for use as a Trailhead park. Zoned RS-2, equestrian.

- 17 Civic Center:

 6 acres, containing former military buildings, now used for City Hall purposes. Zoned institutional.

- 18 Del Cerro Park Site:

 4.5 acres, developed as a passive park. Zoned open space recreation.

- 19 RDA Property in Portugese Bend:

 10 acres, vacant. City's Redevelopment Agency owns property; in landslide moratorium area.

- 20 Wallace Park; small neighborhood park (1 acre) for radio museum.

- 21 Clovercliff Park; small neighborhood park (1 acre)

- 22 Vanderlip Park; small neighborhood park (2 acres)

COUNTY SANITATION DISTRICT

- 23 Eastview Park
 10 acres, leased to the City or Rancho Palos Verdes for Eastview Park.

F. GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(4) of the Government Code mandates an analysis of how governmental factors affect the maintenance, improvement and development of housing for all income groups. The relevant legislation cites the following potential or actual constraints:

- Land uses controls (Land Use Element and Zoning)
- Building codes and their enforcement
- Site improvements
- Fees and other exactions
- Local processing and permit procedures

These factors affect two very important aspects of the housing market: 1) the range and diversity of housing types which can be built in the City; and 2) the cost of new housing production. The statewide legislation does not presume that Rancho Palos Verdes, or any other city for that matter, regulates these factors in such a way as to restrict housing choices or raise housing costs above normal levels. However, if the analysis does reveal that unnecessary constraints are being imposed then it is expected that efforts will be made to mitigate the impacts.

1. Land Use Controls

a. Residential Zones

In each residential zoning district in the City (and in most cities) a minimum lot size is established. Rancho Palos Verdes has six single-family residential designations and five multi-family residential designations. The development standards are spelled out in Tables A-14 and A-15. The minimum lot sizes for single-family districts range from five acres to 8,000 square feet (almost 1/5 acre). The minimum lot sizes listed for multi-family developments could be translated to maximums of 6 to 22 units per acre for RM-6 through RM-22 designations. These are maximums and actual development potential is usually less due to factors such as the topography and configuration of the site, easements, and roadways. While most of the City is zoned and established at single-family residential densities, almost 20% of the existing housing stock are multi-family units.

TABLE A-14: SINGLE –FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

For exceptions and explanatory descriptions of these standards and for other development standards that apply to single-family residential areas, see Articles VI and VII of this title. The number which follows as "R3-" designation indicates the maximum number of lots per acre permitted in the zone; the "RS-A" number indicates the minimum number of acres per lot permitted.

DISTRICT	LOT DIMENSIONS ¹			MINIMUM SETBACKS ^{3,8} FOR CITY CREATED LOTS				MINIMUM SETBACKS ^{1,3,8} FOR LOTS CREATED PRIOR TO INCORPORATION/ANNEXATION				MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT ^{3,4}	PARKING REQUIREMENT ⁶	
	AREA	WIDTH	DEPTH	FRONT	INTERIOR SIDE		STREET SIDE	REAR	FRONT	INTERIOR SIDE	STREET SIDE	REAR			less than 5,000 s.f. of habitable space = 2 enclosed garage spaces 5,000 s.f. or more of habitable space = 3 enclosed garage spaces
					TIE BOTH SIDES	ONE SIDE									
RS-AS	5 acres	200	300	20	30	10	20	20	20	5	10	15	6%	16	
RS-1	1 acre	100	150	20	25	10	20	20	20	5	10	15	25%	16	
RS-2	20,000sf	90	120	20	20	10	20	20	20	5	10	15	40%	16	
RS-3	13,000sf	80	110	20	15	10	20	15	20	5	10	15	45%	16	
RS-4	10,000sf	75	100	20	15	10	20	15	20	5	10	15	50%	16	
RS-5	8,000sf	65	100	20	15	10	20	15	20	5	19	15	52%	16	

1. For an existing lot which does not meet these standards, see Chapter 17.84 (Nonconformities).
2. Lots of record, existing as of November 25, 1975 (adopted of this code), or within Bastview and existing as of January 5, 1983 (annexation), shall use these development standards for minimum setbacks.
3. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
4. For a description of height measurement methods and the height variation process, see Section 17.02.040 of this chapter. A height variation application shall be referred directly to the planning commission for consideration, if any of the following is proposed:
 - A. Any portion of a structure, which exceeds sixteen feet in height, extends closer than twenty-five feet from the front or street-side property line.
 - B. The area of the structure which exceeds sixteen feet in height (second story footprint) exceeds seventy-five percent of the existing first story footprint area (residence and garage), and
 - C. Sixty percent or more of an existing garage footprint is covered by a structure, which exceeds sixteen feet in height (a second story).
 - D. Based on an initial site visit, the director determines that any portion of a structure which is proposed to exceed sixteen feet in height may significantly impair a view as defined in this chapter.
5. For padding development standards, see Section 17.02.030(B) of this chapter.
6. A garage with direct access driveway from the street of access shall not be less than twenty feet from the front or street-side property line, whichever is the street of access.
7. Exterior stairs to an upper story are prohibited, unless leading to and/or connected to a common hallway, deck or entry rather than a specific room.
8. The front and street-side setback for those portions of structures over sixteen feet in height shall be a minimum of twenty-five feet in all residential zoning districts.

TABLE A-15: MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

For exceptions and explanatory descriptions of these standards: for standards of fences, walks, hedges and signs; and for off-site improvement and dedication requirements, see Article VI and Article VII of this title.

The number which follows an "RM" designation, indicates the maximum number of units which may be allowed per acre in that district.

	MINIMUM LOT SIZE AND DIMENSION				MINIMUM SETBACKS ¹				OPEN SPACE AREA	MAX. HEIGHT ²	PARKING SPACES REQUIRED/DU ²	
	MINIMUM LOT AREA/ DU (s.f.)	SIZE (s.f.)	WIDTH	DEPTH	FRONT	INT. SIDE	STREET SIDE	REAR	%		0-1 BDRM UNITS	2+ BDRM UNITS
RM-6	7300	13,000	65	110'	25'	10''	25'	20'	45	30'	1 garage spaces	2 garage spaces
RM-8	5400	10,000	65	110'	25'	10'	25'	20'	43	30'		
RM-10	4400	12,000	75	110'	25'	10'	25'	20'	43	30'		
RM-12	3600	15,000	75	110'	25'	10'	25'	20'	40	30'	(+25% of total parking required)	
RM-22	2000	24,000	100	110'	25'	10'	25'	20'	35	36'		

1. For description, clarification and exceptions, see Chapter 17.48 (Lots, Setbacks, Open Space Area and Building Height).
2. For parking area development standards, see Chapter 17.50. Any under-building parking structures must be completely enclosed or have openings screened from the public right-of-way and other affected views. In all RM Districts, twenty-five percent of the required parking shall be provided as guest parking in addition to the standard parking requirements.

b. Second Unit Development Standards

Second unit development standards are described in Section 17.10 of the City's Development Code. The total floor area for a detached second unit shall not exceed 1,200 square feet. The total floor area for an attached second unit shall not exceed 30% of the floor area of primary residence floor area. The second unit must include one bathroom and one kitchen and is limited to a maximum of two bedrooms. A garage space must be provided.

Second units are permitted by right when one enclosed garage space is provided on the property. The City's Development Code allows a deviation from this standard with approval of a Conditional Use Permit (CUP). This process allows the City the opportunity to review the specific site conditions and ensure that there would not be any impacts to surrounding property owners or the character of the neighborhood.

It should be noted that many homes in the City already have three-car garages. For homes having a total area of less than 5,000 square feet and a 3-car garage, the one-car garage parking standard is not a constraint to the development or affordability of second units. This is because homes that are less than 5,000 square feet require only two garage spaces and the third garage can be used for the second unit.

Also, the construction cost of an enclosed one-car garage is not considered a constraint to the affordability of second units. A 1,200 square foot second unit would cost about \$114,000 (\$95/sq. ft. building valuation used in the City.) An enclosed one car garage would cost an estimated \$6,000 to \$8,000 (see page A-38). Therefore, an enclosed one-car garage comprises about six percent of the total development cost of a second unit.

The projection of second unit development for the current planning period is based on what has occurred historically. Therefore, it is anticipated that the supply of second units will be constructed in sufficient number to meet the moderate-income RHNA construction need.

c. Emergency Shelters and Transitional Housing

According to the State housing law, the City's Housing Element must identify adequate sites, which will be made available through appropriate zoning and development standards for emergency shelters, and transitional housing. This requirement generally has been interpreted as indicating that the element should identify the zones where emergency shelters are permitted. Alternatively, the element could designate certain areas where shelters or transitional housing are permitted.

HCD defines emergency shelters and transitional housing in the following terms:

“An *emergency shelter* provides an immediate short-term solution to homelessness and involves limited supplemental services. Shelter is provided for a short period. The goal of *transitional housing*, however, is to remove the basis of homelessness (i.e., lack of sufficient income for self-support).

Sites for emergency shelter and/or transitional housing are available in existing structures located in Rancho Palos Verdes. Through the City's emergency preparedness efforts and coordination with the Red Cross, three sites on the Palos Verdes Peninsula have been determined as suitable as emergency shelters. They are: Peninsula High School, Miraleste Intermediate School and Palos Verdes Intermediate School. Miraleste School is located within City of Rancho Palos Verdes. If designated by the Red Cross, additional school sites could be identified as suitable as emergency shelters.

As indicated above, HCD advises cities to identify in the Housing Element areas where shelters are permitted. Miraleste Intermediate School is so identified. As such, in cases where there is an emergency and a need for an emergency shelter has arisen, there are sufficient sites available.

The site identified above is sufficient to address the City's very limited emergency shelter/transitional housing need. In the past three years, the City Departments and County Sheriffs Departments have observed five potential indications of homeless people, an average of one homeless person every seven months. Four of the observations were one-time, isolated incidents in the Narcissa area in the canyon, on the beach in the brush area, in the canyon alongside Palo Verdes Drive East, and in Abalone Cove. A fifth observation was of a woman who was living in her car and moving her car each

night, staying in Rolling Hills Estate and Palos Verdes Estates. This woman has not been seen since early in 2000. As a result, there are no recurring, long-term homeless persons in the City.

The City has developed Program 3.4 to address standards and processing procedures for emergency and transitional housing.

d. Affordable Housing Land Use Controls

As stated in Part 2, to encourage and facilitate the development of affordable housing, the City has adopted the following land use controls:

Citywide Affordable Housing Requirement: All new residential developments of five or more dwelling units are required to provide up to 5% of all units affordable to very low income households or to provide up to 10% of all units affordable to low income households. The affordable units shall be provided on-site or off-site. Upon City Council approval, in-lieu fees can be paid instead of providing the required affordable housing units. The City Council established an in-lieu fee of \$1 per square foot of habitable residential structure.

Housing Impact Fee: In order to mitigate the impact of local employment generation on the local housing market, new nonresidential development or conversion of existing development to a more intense use, must make provision for housing affordable to low and very low households. This requirement applies to applications for the construction, expansion or intensification of nonresidential land uses, including but not limited to commercial projects, golf courses, private clubs, and institutional developments.

Developers of commercial projects must pay a residential impact fee as established by the City Council. The fee must be adequate to provide one low or very low affordable housing unit for each 10 employees to be generated by the nonresidential development. The City Council established an in-lieu fee of \$13,313 per affordable unit required.

Projects that provide for very low and low-income housing are exempt from the housing impact fee.

Density Bonuses for New Housing: A density bonus and/or affordable housing incentives are provided for new projects that provide at least 10% of all units as very low income units, 20% as low income units, or 50% of all units for seniors. Affordable housing incentives in lieu of, or in

addition to, a density bonus, may include a reduction in development standards (e.g., setback, parking, and lot size) and other regulatory concessions that result in cost reductions.

Density Bonuses for Condominium Conversions: A density bonus and/or affordable housing incentive is provided for condominium conversion projects that will provide 33% of the total proposed condominium units to low and moderate income households or at least 15% of the total units to lower income households.

The above analysis has shown that the City's land use controls and second unit development standards are not a constraint to the development of housing for all income groups. In addition, the City has identified in this Housing Element an emergency shelter/transitional housing site. Finally, the City implements land use regulations that facilitate the development of affordable housing.

2. Building Codes and Enforcement

State law requires the City to adopt and enforce the California Building Code (UBC). Surrounding cities, and almost every city in California, utilize this Code. The CBC is a document "...dedicated to the development of better building construction and greater safety to the public by uniformity in building laws. The code is founded on broad-based performance principles that make possible the use of new materials and new construction systems."

Due to its unique climatic, topographical and geological characteristics, the City of Rancho Palos Verdes has adopted amendments to the CBC. These amendments include storm damage precautions, fire retardant roofing, and geological and geotechnical reports for the evaluation and elimination of hazards. The City does not consider these local amendments to the CBC to be more restrictive than is necessary to protect the public health and safety due to the hazards arising from the City's climate, topography and geology, and are not intended to act as constraints to the housing supply.

The City utilizes its code enforcement powers in a manner that does not constrain housing development or improvement.

3. Off-Site and Site Improvements

a. Off-Site Improvements

The site improvements that the City requires assures that all of the needed physical components are in place before title transfer occurs. These improvements include:

Street or alley paving/repaving

Sidewalks, curbs and gutters

Street trees

Ornamental street lights

Sewer and drainage facilities

Easements and dedications

Street or ally paving or repaving are not to exceed the area from the centerline to the curb for the length of the lot frontage. Pavement width standards and specifications are contained in the street standards study. The street standards specifications are similar to those used by Los Angeles County, but generally are less expensive designs.

Sidewalks, curbs and gutters, where required, not to exceed the length of the lot frontage, or the total length of the front and street-side property lines for corner lots. Sidewalks are not usually required, but when necessary, are usually placed on only one side of the street.

Curb and gutter specifications are of two types: The vertical curb is designed to specifications of Los Angeles County as detailed in the Los Angeles County Road Department Standards Plans. The alternative curb is a concrete rolled design, as illustrated in the street standards study report.

Street trees, 15-gallon minimum sizes (unless the City specifies a smaller size) at City determined spacing. Trees are placed in the center of the lot's street frontage (1 tree per lot).

Ornamental street lights, per the type and spacing designated for the particular street. Street lights are not usually required, reducing costs while maintaining the rural character of the City as stated in the General Plan.

The Director of Public Works may require sewer and drainage facilities. Also, sewer improvements are only for on-site and then to the hook up point. Drainage improvements are required for all effected downhill areas that would become inadequate with the new development.

Easements and dedications may be needed. This includes street rights-of-way, utility storm drain, and/or school pathway easements, and park recreation land dedication and fees.

The scope (i.e., streets, sidewalks, street trees) of the City's off-site improvement requirements are similar to those of other cities located in Los Angeles County. The standards, in some cases, are based on those of the County of Los Angeles or comparable to those of other cities in Los Angeles County.

It is for these reasons, that the City concludes that the existing off-site improvement requirements and standards are not a constraint to development, or to the development of affordable housing.

b. On-Site Improvements

Various on-site improvements are required for new development:

All utility lines installed for new construction are to be placed underground from an existing power pole or other off-site point of connection. This condition can be waived. Single family additions or additions increasing gross floor area less than 25% are exempt.

Underground cable television is to be installed in all new residential development.

All mechanical equipment and all outside storage areas are to be screened from view of public areas and neighboring properties. Single family additions increasing gross floor area less than 25% are exempt.

All required front and street-side setback areas are to be landscaped.

Two garage spaces, completely enclosed, are required for each single-family dwelling unit. Multiple family units are required to have one completely enclosed garage space per unit, with an additional one-third parking space for each unit with less than two bedrooms and one additional parking space for each unit with two or more bedrooms. Another one-quarter parking space per unit is to be provided for visitors.

Residential planned developments are required to have at least two completely enclosed garage spaces for each unit of less than two bedrooms, and two additional uncovered spaces for each unit with two or more bedrooms.

Two-bedroom apartment units are required to have 2.25 parking spaces with one space completely enclosed in a garage. The requirement for a space to be enclosed adds incrementally to the total production costs of rental housing. The average cost of a one-car garage (9 feet by 20 feet) would be about \$6,000 for a detached garage and \$8,000 for an attached garage. This additional cost amortized for 30 years would add about \$49 to the monthly rental costs. This additional construction cost adds incrementally to the total development costs, but is not considered a major constraint to affordability.

In summary, most cities in the County require more stringent improvements than Rancho Palos Verdes does. It is for these reasons, that the City concludes that the existing on-site improvements required are not a constraint to development, or to the development of affordable housing.

4. Fees

Attachment 1 to Technical Appendix A contains the fee schedule for minor and major applications. Not every residential development project requires all of these applications. Individually, the applications are not highly extensive. For example, the fee for a new conditional use permit is \$2,400. The fee for an environmental assessment is \$1,230. The fee for a variance application is \$1,140. The fee for a tentative parcel map is \$2,820.

Dedications and fees associated with on-site and off-site improvements are generally required of new subdivision tracts or parcel maps, not for improvements on existing lots. Such improvements and fees are based on the actual cost of providing needed infrastructure and public services. It is difficult, if not impossible, to estimate these costs on a “typical” development basis. For instance, parkland dedication fees amount to the equivalent of funding needed to provide .014 acre of parkland per dwelling unit (approximately 4 acres of parkland per 1,000 population). The dollar amount of the fee, however, is dependent on both the value of the land involved and the number of units proposed for development. Other improvements, such as roadways or landscaping, are particularly site specific, differing widely from project to project.

The Palos Verdes Unified School District has established school facility fees. The Palos Verdes Peninsula Unified School District Board of Education has adopted the levying of these fees in accordance with Assembly Bill 2926, Statutes of 1986, State of California. For residential development projects, the fee is \$1.50 per square foot. Most of the City (pre-annexation) pays this amount.

The eastside of the City that was annexed in the 1980s pays an amount set by the Los Angeles Unified School District. The fees paid by residential construction are \$3.50 per square foot.

The City concludes that the fees established by the City do pose a constraint to development, or to the development of affordable housing.

5. Processing Times

The City’s average processing times for 15 permits are compared to those of three other cities in Table A-16. The City’s average processing times are equal to or less than those of the surrounding cities for 11 of the 15 permits surveyed. In evaluating processing times, it is important to recognize that the developments processed in the City are both large and complex. The average processing times of surrounding cities may not reflect projects of the same size, scale and complexity as those in Rancho Palos Verdes. Consequently, the average processing times may not truly be accurate for comparison

purposes on a city-by-city basis without also taking into account project characteristics. Additionally, the City complies with all requirements of the California State Permit Streamlining Act.

With regard to processing times, the City is sponsoring a project that will address a part or the entire RHNA very low and low-income construction need. The processing time for this project reflects the need for a General Plan Amendment/Zone Change, draft and final environmental impact report, detailed agreements with the private developer, project design, and soliciting input from the public.

The average processing times of the City will not pose a constraint to the production of housing during the program period. As previously stated, the above-moderate income construction need allocated to the City already has been met. The moderate-income construction need of eight units would be met through the development of second units. In addition, the very low and low-income construction need would be met by a variety of programs as described in Part 2 of the Housing Element.

6. Affordable Housing Incentives

With regard to governmental factors, it should be noted that the City's Development Code contains several affordable housing incentives. In addition to density bonus', the City may approve incentives such as a reduction in site development standards or architectural design requirements that exceed state standards, including modification of setback, parking, or lot size requirements. Another incentive is the approval of a mixed-use project, if the other uses are compatible with residential development and with other development in the surrounding area. Other regulatory concessions that result in cost reductions also may be approved.

In the Housing Program, the City has included an action to encourage and facilitate the development of multifamily units for lower income households by considering parking reductions and the elimination of the garage requirement for projects that address the City's existing and projected need for lower income multifamily or senior housing.

Table A-16
Survey of Average Processing Time Frames

Permit	RPV*	RHE*	PVE*	RH*
Site plan review	Immediate	4 days	4 wks	12 wks
Grading (minor)	Immediate	n/a	6 wks	n/a
Grading (major)	8-12 wks	6 wks	6 wks	12 wks
Certificate of Compliance	6-8 wks	n/a	n/a	12 wks
Lot line adj.	6-8 wks	8 wks	9 wks	12 wks
Height variations	9-12 wks	12 wks	n/a	n/a
Minor exceptions	8-12 wks	6 wks	n/a	12 wks
Environmental Assessment	8-12 wks	2 wks	4 wks	1 wk
Zone changes	12 wks	26 wks	13 wks	12 wks
Variance	8-12 wks	6-8 wks	6-7 wks	12 wks
General Plan Amendment	24-40 wks	6-8 wks	6-7 wks	12 wks
Conditional Use Permit	12-48 wks	6-8 wks	4 wks	12 wks
EIR	12-48 wks	52 wks	52 wks	52 wks
Tentative parcel map	8-24 wks	52 wks	9 wks	52 wks
Tentative tract map	96-192 wks	52 wks	9 wks	52 wks
* RPV = Rancho Palos Verdes; RHE = Rolling Hills Estates; PVE = Palos Verdes Estates; RH = Rolling Hills				

Source: Telephone surveys of city staffs.

G. NONGOVERNMENTAL CONSTRAINTS

The State law requires the City's Housing Element to include:

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

In addition to the three constraints specifically mentioned in the State law, information on following nongovernmental constraints is presented in this section: sales housing costs, rental housing costs, vacancy rates and physical constraints.

1. Availability of Financing

a. Loan Approval and Denial Rates

According to HCD, the analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are under-served areas or income groups in the community for new construction or rehabilitation loans. The HCD indicates knowledge of the "availability of financing" will assist the community to select and implement responsive housing programs such as mortgage revenue bonding, a mortgage credit certificate program, and targeted low-interest rehabilitation loans.

According to HCD, an understanding of the areas and or groups without sufficient access to credit will help cities to design programs to address any known deficiencies. The information that helps most to understand the unmet credit needs of communities is the 1989 Home Mortgage Disclosure Act or HMDA.

The HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loans. The 1998 HMDA data, which is the most recently published, includes lender activity for conventional, FHA and home improvement loans.

The HMDA data identifies five types of action taken on an application for a loan. These actions are: loan originated; application approved by the lender and not accepted by the

applicant; application withdrawn; file closed for incompleteness; and application denied. Access to credit between different census tracts can be compared by the "loan denial rate". The denial rate was computed on the basis of the applications that went completely through the underwriting process because a denial could not be made on withdrawn or incomplete applications. Therefore, the denial rate was based on the number of loans denied as a percentage of loans originated + applications approved but not accepted + applications denied.

Table A-17 provides an overview of the key denial rates. First of all, FHA/FMHA and VA loans constitute a very small percentage of the total loan applications. This is so because the vast majority of home prices in the City exceed the loan limits of these financing resources. The conventional loan denial rate is low, indicating that the resident's high incomes and high home values result in high loan approval rates. The highest denial rates were experienced by applicants for home improvement loans. In fact, households residing in the census tract having the lowest median income (6707.01) experienced the highest denial rates for home improvement loan applications. The City's Housing Improvement Program helps to mitigate this constraint by providing home improvement loans and grants to low income homeowners.

Table A-17
City of Rancho Palos Verdes
Summary of Key Denial Rates –1998

FHA/VA		
	Applications	23
	% Denied	22%
Conventional		
	Applications	1,334
	% Denied	11%
Home Improvement		
	Applications	111
	% Denied	31%

Source: Federal Financial Institutions Examination Council, HMDA Aggregate Reports for Los Angeles County by Census Tract. Table 1: Disposition of Loan Applications, By Location of Property and Type of Loan, 1998.

The 1998 HMDA data by census tract are contained in Table A-18 on the next page.

Table A-18
1998 HMDA Data by Census Tract

	6704.02	6704.11	6704.12	6706.00	6707.01	6702.02	City
Med. Inc. as % of MSA	226%	209%	237%	252%	170%	262%	
Home Purchase Loans							
FHA, FMHA & VA							
Loan Originated		1			5	12	18
App. App'd. Not Acc.							0
Application Denied					1	4	5
Total Applications	0	1	0	0	6	16	23
Percent Denied	0.00%	0.00%	0.00%	0.00%	16.67%	25.00%	21.74%
Conventional							
Loan Originated	287	93	177	184	171	120	1,032
App. App'd. Not Acc.	43	9	37	34	16	15	154
Application Denied	33	19	24	38	13	21	148
Total Applications	363	121	238	256	200	156	1,334
Percent Denied	9.09%	15.70%	10.08%	14.84%	6.50%	13.46%	11.09%
Home Improvement							
Loan Originated	21	13	22	15	21	19	111
App. App'd. Not Acc.	11	2	4	1	9	11	38
Application Denied	12	5	8	11	21	11	68
Total Applications	44	20	34	27	51	41	217
Percent Denied	27.27%	25.00%	23.53%	40.74%	41.18%	26.83%	31.34%
Total Applications	407	142	272	283	257	213	1,574
Percent Denied	11.06%	16.90%	11.76%	17.31%	13.62%	16.90%	14.04%

b. Interest Rates

According to a statistical report compiled by Mortgage News Co., and published on November 12, 2000, mortgage rates on fixed and adjustable rate mortgages have decreased during the past six months. The average interest rates for FHA or VA mortgages dropped from 8.5% to 7.5%. Interest rates on conventional loans of more than \$252,700 decreased from 8.55% to 7.64%. Interest rates for loans under \$252,700 declined from 8.14% to 7.32%.

Even though the interest rates have decreased in 2000, homeownership by low and moderate- income first-time homebuyers is still financially difficult. To compensate for the increase in monthly costs due to interest rate gains, the would-be homebuyers must make larger downpayments and, therefore, save longer. Downpayment assistance coupled with interest rates at lower levels could help some first time homebuyers. However, the constraints imposed by interest rates are not nearly as significant as the market value of existing housing in the City. The City cooperates with the County of Los Angeles in making available a variety of programs to help lower income households to buy their first home.

2. Price of Land

A survey, based on Multiple Listing Service data, was completed in June 2000 of the recent sales of residential *lots* located in the City. The average price was \$540,000 for 27 lots that were sold, pending sale, or actively on the market. The average cost of the nine sold lots was the same at \$540,000. The lot costs have a significant range depending on location with the City. For example, one 15,680 square foot lot sold for \$875,000. Another lot having 14,868 square feet sold for \$475,000.

Compared to most other communities, the City's land costs are high, reflecting the location, ocean views, ocean proximity, and high demand for the vacant, residential lots. The price of land is not within the financial means of very low, low and moderate-income households.

3. Cost of Construction

Construction costs include labor and materials. An indicator of construction costs is Building Valuation Data compiled by the International Conference of Building Officials:

Type I or II Apartment House	\$72.50/sq. ft.
Type V Masonry Apartment	\$58.50/sq. ft.
Type V Wood Frame Apartment	\$51.50/sq. ft.
Type V Masonry Dwelling	\$60.80/sq. ft.
Type V Wood Frame Building	\$54.30/sq. ft.

These per square costs are average costs for the types of construction noted. If new housing were built of the quality indicated by these average construction costs, the construction costs in the City would not constitute as high a *percentage* of the total development costs.

Construction costs are but one component of the total costs included in the production of housing. Construction costs, combined with many other private market factors, contribute to making new housing unaffordable to low-income households.

4. Cost of Sales Housing

The cost of existing housing falls within the meaning of non-governmental constraints. Actions to meet the needs of the City's low and moderate-income population are directed at mitigating the constraints of costs of existing rental and for-sale housing. These actions include rental assistance and assistance to first time homebuyers.

The cost of detached and attached sales housing was determined for the January/February 2000 time period. According to the Multiple Listing Service database, an estimated 48 existing single family detached homes were sold during the two-month period. Most of the homes were three and four-bedroom units. None of the detached units sold for a price of less than \$200,000. Table A-19 on the next page provides a summary of the sales data.

Table A-19
Cost of Detached Housing – January/February 2000

Cost	2 bdrms	3 bdrms	4 bdrms	5+ bdrms	Total
<\$200,000	0	0	0	0	0
\$200-\$299,999	0	1	0	0	1
\$300-\$399,999	0	2	1	0	3
\$400-\$499,999	1	4	5	0	10
\$500-\$599,999	0	5	4	2	11
\$600-\$699,999	0	3	7	0	10
\$700-\$799,999	0	1	2	1	4
\$800-\$899,999	0	1	4	0	5
\$900-\$999,999	0	0	2	1	3
\$1,000,000+	0	0	0	1	1
Total	1	17	25	5	48

Source: Greater South Bay Multiple Listing Service (MLS).

Table construction by Castaneda & Associates.

The cost of attached single family homes is reported in Table A-20. Only 13 attached units sold in the two-month period. Two homes sold in a price range that could be within the means of low/moderate income homebuyers with downpayment assistance.

Table A-20
Cost of Attached Housing – January/February 2000

Cost	1 bdrms	2 bdrms	3+ bdrms	Total
<\$100,000	0	0	0	0
\$100-\$149,999	1	1	0	2
\$150-\$199,999	0	0	0	0
\$200-\$249,999	0	2	2	4
\$250-\$299,999	0	0	0	0
\$300-\$349,999	0	1	1	2
\$350-\$399,999	0	1	3	4
\$4,000,000+	0	0	1	1
Total	0	5	7	13

Source: Greater South Bay Multiple Listing Service (MLS).
 Table construction by Castaneda & Associates.

5. Cost of Rental Housing

In January-February 2000, a telephone survey was completed of rental housing located in apartment complexes. Altogether the survey gathered information on 1,012 housing units. Data from the survey are presented in Table A-21. Additional information, including a summary spreadsheet and individual property profiles, are included in Technical Appendix B.

The rental survey showed that rents are, when compared to other communities, relatively high. Only about 10% of the units surveyed had monthly rents of less than \$1,000. The apartment units meet predominantly the needs of small families (2 to 4 persons). Only about 7% of the units surveyed had three or more bedrooms.

The high monthly rents make it difficult to find apartment units at or lower than the Section 8 rent ceilings. This program, administered by the Los Angeles County Housing Authority, provides rental assistance to lower income households in existing apartments. To extend the potential availability of this program, the City could provide additional

rental assistance for units that exceed the Section 8 rent ceilings. Two possible funding sources include the Redevelopment Agency's set-aside funds and the affordable housing in-lieu fee.

Table A-21
City of Rancho Palos Verdes
Rental Housing Costs – March 2000

Monthly Rent	Studio	1 Bdrm	2 Bdrm	3+ Bdrm	Total	Percent	Cumulative Percent
<\$700	0	0	0	0	0	0.0%	-----
\$700-799	15	0	0	0	15	1.5%	1.5%
\$800-899	0	11	0	0	11	1.1%	2.6%
\$900-999	0	35	0	0	35	3.5%	6.0%
\$1,000-1,099	0	88	107	0	195	19.3%	25.3%
\$1,100-1,199	0	116	97	0	213	21.0%	46.3%
\$1,200-1,299	0	51	102	0	153	15.1%	61.5%
\$1,300-1,399	0	0	107	1	108	10.7%	72.1%
\$1,400-1,499	0	6	119	14	139	13.7%	85.9%
\$1,500+	0	6	83	54	143	14.1%	100.0%
Total	15	313	615	69	1,012	100.0%	

Source: Telephone survey completed by Castaneda & Associates, January-February 2000.

6. Vacancy Rates

A citywide evaluation of the housing vacancy rates was accomplished as part of the 1999 Regional Housing Needs Assessment (RHNA). According to SCAG's RHNA:

"Healthy housing markets must include unit vacancies to enable choice, mobility and moderate cost. These 'ideal' vacancies vary for single family and multi-family housing and by geographic area. The vacancy adjustment is added to projected household growth in the RHNA calculation to ensure a healthy housing market."

The SCAG assessment of vacancy reveals that the City's housing supply has a vacancy surplus of 57 units. This surplus was deducted from the construction need that was allocated to Rancho Palos Verdes to arrive at the final need for new housing units between 1998 and 2005. The vacancy calculations are summarized on the next page:

Single Family 'Ideal' Vacancies*	152	
Multi-Family 'Ideal' Vacancies*	132	
Total 'Ideal' Vacancies	284	
Estimated Vacancies on January 1, 1998	344	(source: DOF)
Initial Vacancy Adjustment	-59	
Additional Vacancies Needed (1998-2005)	2	
Final Vacancy Adjustment	-57	

The 'ideal' vacancy rates-mobility rates were: single-family, 1.2%; and multi-family, 5.3%. Each of these rates was based on the number of households who moved into their single-family or multi-family units within a year of the 1990 census.

7. Physical Constraints

Rancho Palos Verdes has special geologic conditions, because it is situated on a unique and complicated geologic structure known as the Palos Verdes Peninsula. The Peninsula is a rugged area that is underlain chiefly by folded sedimentary rocks. Weak layers exist within these bedded rocks, and many ground failures (landslides) have taken place on the Peninsula over geologic time. These failures range from the currently active Portuguese Bend Landslide to very old landslides that have horizontal depths of several thousands of feet. In the interest of public safety, proposals to develop residential units over these landslides must be critically evaluated on a site by site basis.

Besides landslides, the frequency and location of steep slopes have traditionally constrained development on the Peninsula. Within Rancho Palos Verdes, approximately 40 to 50% of all land have slopes equal to or greater than 25%.

Because of the complex nature of the City's geology and the existing and potential concerns about slope stability, development in Rancho Palos Verdes is closely managed.

Of special interest to the City is the coastline. When exposed to wave action and surface runoff, sea cliff retreat occurs on an order of magnitude of six inches per year. In fact, the present topography of the coastal region of the City is reflective of this interaction between geomorphic processes and geologic materials underlying the landscape.

The sea cliffs are the result of continuous erosion of the shoreline by wave action, and the coves and promontories of the shoreline are indicative of the presence of different geologic materials having varying degrees of resistance to this erosion. The absence of a bold sea cliff along sections of the southern shoreline is a condition attributable to recent geological episodes of landsliding, and the hummock ground surface of the adjacent landward areas indicates that several of these landslides encroached either well into, or across the coastal region. The deep, steep walled canyons crossing the coastal region have been cut by the intermittent flow of water that drains from higher parts of the Palos Verdes Peninsulas.

Early development in the City (prior to incorporation), while consistent with recognized development standards of the time, did not provide the safety standards expressed through today's uniform building codes. Later development, occurring in the 1960's and 1970's, was generally limited to those areas of acknowledged geologic stability and removed from canyons and coastal bluff tops.

Today, the City has found that redevelopment and improvement of these older portions has generally resulted in the need for new and in-depth geotechnical analysis and alternative foundation systems to meet the current and more comprehensive, safety standards of the Uniform Building Code. Intensification of existing residential densities in these areas has proven inappropriate as geologic conditions have precluded such intensification.

Additionally, the geomorphic processes responsible for the existing topography of the coastal zone are still active, and they will continue to modify the landscape in the future. Clearly, land-use planning in the coastal region of Rancho Palos Verdes must take into account the likelihood of occurrence and the severity of potential geologic hazards.

The physical conditions existing in Rancho Palos Verdes present very real limitations to the development of residential land use. Nonetheless, the City has identified suitable residential sites to meet the entire construction need that was allocated by SCAG in the Regional Housing Needs Assessment for the 1998-2005 time period.

H. SPECIAL HOUSING NEEDS

The City's Housing Element must include:

"Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter."

1. Handicapped Persons

The handicapped population encompasses several distinct groups such as, but not limited to, the physically handicapped; developmentally disabled; and severely mentally ill. The special housing needs of these populations include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence.

One indicator of handicapped population is the work disability status of persons 16 years and older. According to the 1990 Census, 1,328 persons 16 years or older residing in the City indicated that they had a disability that *prevented* them from working:

	<u>Male</u>	<u>Female</u>	<u>Total</u>
16-64	270	350	620
65+	<u>268</u>	<u>440</u>	<u>708</u>
	538	790	1,328

Thus, an estimated 3.2% of the City's population had a work-related disability.

2. Elderly Population and Households

Elderly persons may experience four main needs:

Income: People over 65 are usually retired and living on a fixed income.

Health Care: Because the elderly have a higher rate of illness and dependency, health care and supportive housing is important.

Transportation: Many seniors use public transit. However, a significant number of seniors have disabilities and require alternatives to transit.

Housing: Many live alone, rent, and are cost burdened. Some elderly need appropriate supportive housing.

These characteristics indicate a need for smaller, lower cost housing units with easy access to transit and health care facilities. The City's planned senior affordable housing development will contribute significantly to meeting elderly special housing needs.

The elderly households are shown in Table A-22 in three age groups: 55-64; 65-74; and 75 years+. There are an estimated 2,820 senior households in the 65 to 75 years and 75 years+ age groups. Almost one of every five households is in the 65+ age group. Of the senior households 65 years+, 92% are owners and 8% are renters. It is assumed that most of the senior homeowners do not experience financial assistance needs to the same degree as renter households. Senior renters in the City would experience rental assistance needs, however. In this context, it is appropriate for the City to continue to encourage forms of rental assistance in addition to the Section 8 rental assistance program and to complete the planned senior affordable housing development.

Table A-22
City of Rancho Palos Verdes
Age of Senior Householders by Tenure -1990

Age of Householder	Owner	Percent	Renter	Percent	Total
15 to 24 years	14	12.40%	99	87.60%	113
25 to 34 years	527	47.90%	574	52.10%	1,101
35 to 44 years	2,337	69.70%	1,016	30.30%	3,353
45 to 54 years	3,496	86.70%	537	13.30%	4,033
55 to 64 years	3,253	92.30%	270	7.70%	3,523
65 to 74 years	2,001	94.00%	128	6.00%	2,129
75 years+	585	84.70%	106	15.30%	691
Total	12,213	81.70%	2,730	18.30%	14,943

Source: State Census Data Center, 1990 Census of Population and Housing, Summary Tape File 3.
Table construction by Castaneda & Associates

Table A-23 reports on the household income distribution of senior households in three age groups. The seniors 75 years or older have the lowest annual incomes -- 6.4% had a household income of less than \$10,000. By comparison, only 4.1% of the seniors 65-74 years old had incomes of less than \$10,000 per year.

Table A-23
City of Rancho Palos Verdes
Elderly Household Income Distribution
By Age of Householder-1990

Income	55-64	%	65-74	%	75+	%	Total	%
Less than \$5,000	48	1.30%	55	2.40%	8	1.30%	111	1.70%
\$5k to \$9,999	25	0.70%	39	1.70%	32	5.10%	96	1.50%
\$10k to \$14,999	38	1.10%	88	3.90%	86	13.70%	212	3.30%
\$15k to \$24,999	113	3.20%	194	8.60%	97	15.40%	404	6.30%
\$25k to \$34,999	193	5.40%	232	10.20%	63	10.00%	488	7.60%
\$35k to \$49,999	433	12.10%	319	14.10%	117	18.70%	869	13.40%
\$50k to \$74,999	643	18.00%	442	19.50%	115	18.30%	1,200	18.60%
\$75k to \$99,999	680	19.00%	337	14.90%	27	4.30%	1,044	16.20%
\$100,000 or more	1,398	39.20%	558	24.70%	83	13.20%	2,039	31.50%
Total	3,571	100.00%	2,264	100.00%	628	100.00%	6,463	100.00%

Source: State Census Data Center, 1990 Census of Population and Housing, Summary Tape File 3.
 Table construction by Castaneda & Associates

The "frail" elderly are often in need of assisted living. The methodology for estimating the frail elderly population is based on the one suggested HUD. According to HUD, the distinction between elderly and "frail" elderly lies in the functional status of the individual. Specifically, if the person has one or more Limitations to Activities of Daily Living (ADL's) or Instrumental Activities to Daily Living (IADL's), he or she may need assistance to perform daily living and, therefore, can be considered as "frail elderly."

The estimate of "frail elderly in need of assisted supportive housing" is based on the national age-specific rates of elderly persons with Limitations to Activities of Daily Living, as listed on the next page in Table A-24.

Table A-24
City of Rancho Palos Verdes
Frail Elderly Population-1990

Age Group	Number	ADL	Frail
60-64	2895	.047=	136
65-69	2249	.094=	211
70-74	1357	.108=	147
75-79	697	.165=	115
80-84	421	.222=	93
85+	265	.260=	69
Total	7884		771

Source: State Census Data Center, 1990 Census of Population and Housing, Summary Tape File 3.

Table construction by Castaneda & Associates

(The specific source for the ADLs is: 1990 U. S. Department of Housing and Urban Development, CHAS Training Manual, Chapter 11, " Estimating Non-Homeless Special Needs Populations and Homeless Special Needs Subgroups for CHAS Tables 1E and 1D.")

As shown in Table A-24, the City's total 1990 population 60 years and older was estimated at 7,884 persons. The age-specific ADLs were applied to the population estimates for each of the senior age groups. For example, 9.4% of seniors between 65-69 have one or more ADL's. The frail elderly estimate is 771 persons over the age of 60, as summarized in Table A-23. The City's planned assisted living development will help to address the special needs of the frail elderly population.

3. Large Family Households

Large households experience a need for more space at affordable housing costs. The lack of affordable housing for large households can lead to overcrowding. Large households also frequently experience a high rate of overpaying.

In 1990, the City had nearly 15,000 total households. There were nearly 1,500 large households, which are defined as those consisting of five or more persons, according to the 1990 Census. These large households accounted for 10% of the City's total households as indicated by the data in Table A-25.

Table A-25
City of Rancho Palos Verdes
Number of Households by Household Size and Tenure – 1990

Number of Persons	Owner	Percent	Renter	Percent	Total	Percent
1 person	1,508	12.30%	606	22.20%	2,114	14.10%
2 persons	4,790	39.30%	945	34.60%	5,735	38.40%
3 persons	2,484	20.40%	450	16.50%	2,934	19.60%
4 persons	2,142	17.50%	526	19.30%	2,668	17.90%
5 persons	882	7.20%	138	5.00%	1,020	6.90%
6 persons	343	2.80%	65	2.40%	408	2.70%
7 persons	64	0.50%	0	0.00%	64	0.40%
Total	12,213	100.00%	2,730	100.00%	14,943	100.00%

Source: State Census Data Center, 1990 Census of Population and Housing, Summary Tape File 3.
 Table construction by Castaneda & Associates

Eighty-six percent of the large households were owners. The vast majority of the renter, large households had middle and above middle income. All 45 of the lower income large renter households were overpaying, as shown in Table 26. From a numerical standpoint, the needs of low income, large households are not extensive.

Table A-26
City of Rancho Palos Verdes
Lower Income *Large* Family Renter Households
Overpaying for Housing-1990

Income Level	Number of Households	Number Overpaying	Percent Overpaying
Extremely Low (0-30%)	20	20	100%
Very Low (31-50%)	7	7	100%
Low (51-80%)	18	18	100%
Middle (81-95%)	7	7	100%
Above Middle (96%+)	145	12	8.30%
Total	197	64	32.50%

Source: HUD CHAS Data Book, 1992

Table Construction Castaneda & Associates

4. Farmworkers

According to the 1990 Census, there were 21,373 employed persons 16 years and over. Of this number, 162 reported working in the “agriculture, forestry and fisheries” *industry*; and 67 said they had a “farming, forestry, and fishing” *occupation*. According to 1999 State Employment Development Department (EDD), there were an estimated 31 payroll jobs in the “agriculture” related industrial classification.

Consequently, during the past 10 years the number of persons employed in the agriculture related industries/occupations has declined. The needs of resident "farmworkers" or persons employed in agriculture have been considered within the scope of the existing housing needs analysis – for example, overpaying, overcrowding and substandard housing conditions.

5. Female Householders

According to the 1990 Census, there are 12,230 *families* living in the City in 1990. Of this number, 11,239 (or 92%) were married-couple families. The balance were families with a male householder – 274 – and families with a female householder – 807. Thus, families with a female head of household comprised 6.6% of all families residing in the City. Of the 807 female households, 455 had children under the age of 18.

Another indicator of the housing needs of females with children is the subfamily population. Subfamily members are counted as part of the householder's family. Subfamilies include married-couple subfamilies, with or without own children; mother-child subfamilies; and father-child subfamilies. The full Census definition of a *subfamily* is:

"Consists of a married-couple (husband and wife enumerated as members of the same household) with or without never-married children under 18 years old, or one parent with one or more never-married children under 18 years old, living in a household and related to, but not including, either the householder or the householder's spouse. The number of subfamilies is not included in the count of families, since subfamily members are counted as part of the household's family."

The data on all subfamilies are summarized in Table A-27 on the next page. According to the 1990 Census, almost 100 mother-child subfamilies reside with other householders. Some subfamilies may live in such "extended family" arrangements as a matter of custom or choice and not economic hardships. The reasons for such subfamilies across different communities and Rancho Palos Verdes, specifically, are not known.

From a numerical standpoint, the number of female householders is not extensive. However, their needs may be more severe than other household types due to the pressures of income generation and child rearing or living alone on fixed incomes. The City's planned affordable senior housing development will contribute to meeting needs of elderly persons in general and, specifically, some elderly women living alone on social security income.

Table A-27
City of Rancho Palos Verdes
Subfamily Composition-1990

Subfamily Type		Number	Percent
Married-couple family			
	With own children	45	16.30%
	No own children	119	43.10%
Mother-child subfamily		100	36.30%
Father-child subfamily		12	4.30%
Total		276	100.00%

Source: State Census Data Center, 1990 Census of Population and Housing, Summary Tape File 3.

Table construction by Castaneda & Associates

6. Homeless Persons and Families

The definitions of homeless, homeless persons and homeless families are:

Homeless: An individual or family who: 1) lacks a fixed, regular and adequate nighttime residence; and 2) has a primary nighttime residence that is a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations such as welfare hotels, congregate shelters, and transitional housing for the mentally ill; b) an institution that provides a temporary residence for individuals intended to be institutionalized; or c) a public or private place not designed for, or ordinarily used, as a regular sleeping accommodation for human beings.

Homeless Person (Individual): A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children.

Homeless Family with Children: A family that includes at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18; who is homeless.

Subpopulations: Homeless persons with service needs related to severe mental illness (SMI) only; alcohol/other drug abuse (AODA) only; SMI and AODA; domestic violence; AIDS/related diseases; and other special service needs.

Field observations of actual or potential homeless persons are extremely rare. In the past three years, the City Departments and County Sheriffs Departments have observed five potential indications of homeless people. The observations were one-time only incidents, rather than observations of persons who were permanently homeless. For example, four of the observations were one-time, isolated incidents in the Narcissa area in the canyon, on the beach in the brush area, in the canyon alongside Palo Verdes Drive East, and in Abalone Cove. A fifth observation was of a woman who was living in her car and moving her car each night, staying in Rolling Hills Estate and Palos Verdes Estates. This woman has not been seen since early in 2000.

I. ENERGY CONSERVATION OPPORTUNITIES

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583(a)(7) of the Government Code. According to the HCD:

"The purpose of this analysis is to ensure that the locality has to considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and therefore, the supply and affordability of units." (State Department of Housing and Community Development, Housing Element Questions and Answers, September 2000.)

The City's Development Code requires compliance with State Energy Efficiency Standards for residential and nonresidential buildings (Government Code Title 24, Part 6).

In addition, the City will support the elimination of contamination in older buildings (lead-based paint, asbestos, etc) during rehabilitation and code inspections. These actions will be accomplished during the course of implementing the Housing Improvement Program and Code Enforcement Program.

The City also supports promotion of energy audits and resident participation in utility rebate programs through private and public utility companies.

J. ASSISTED HOUSING AT RISK OF CONVERSION TO MARKET RATE HOUSING

According to Section 65583(a)(8) of the Government Code, a local housing element must include the following:

"An analysis of existing assisted housing developments that are eligible to change from low-income housing uses *during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use*. "Assisted housing developments", for the purpose of this section, shall mean *multi-family rental housing* that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multi-family rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916. (*emphasis added*)

During the period from 2000-2010, there are no projects with rent affordability restrictions at risk of conversion to market rate units.

There are seven affordable housing units located within the Villa Capri development (Tract No. 44239). The units were set-aside for families having annual incomes less than the City's median income. The seven affordable units can not be converted to market rate housing for 30 years. Since the project was approved in 1986, the City has determined that the seven affordable units at the Villa Capri cannot be converted to market rate housing until 2016.

Project Name	Address	Year Built	Units	Stories	Bedrooms	Bathrooms	Year	Cost	Value	Cost/Unit	Value/Unit
Highbridge	20125 Pleasant Ridge	1978	255	0							
Goldensale Falls	5711 Ravenscroft Dr.	1970	68	0							
Puma Verdean Village	6728 Las Verdun	1966-1972	310	4	730-770						
Palm Verdean Terrace	5762 Ravenscroft	1962	60	1	780						
Redwoodia North	2727 Ravenscroft	1962-1963	50	3	750-760						
Redwoodia Village	5645 Ravenscroft	1970	28	0							
Three Villages at Rancho Verdean Village	2607 Rancho Verdean	N/A	213	0							
El Estero	29423 Redwood Valley Rd	1978	4	0							
Green View North	6007 Green Court Dr	1972	27	0							
Green Court North	6516 Green Court Dr	1970	23	0							

TECHNICAL APPENDIX B APARTMENT RENTAL HOUSING SURVEY

CITY OF RANCHO PALOS VERDES-APARTMENT RENTAL SURVEY-FEBRUARY 2000

Project Name	Address	Year Built	Total Units	Studios	Rent Range	Unit Size	Vacancy	1 bdrm.	Rent Range	Unit Size	Vacancy
Highridge	28125 Peacock Ridge	1974	255	0				87	1105-1205	900	2
								12+	1450-1535	1050	
Knollbrook Falls	5711 Ravenspur Dr.	1970	88	0				22	875-975	750	0
Palos Verdes Victoria	6758 Los Verdes	1969-1973	390	4	720-770	650	0	132	920-1170	900	0
								20+	1070-1270	1225	
Palos Verdes Terrace	5762 Ravenspur	1962	69	3	795	400	0	8	995	1100	0
								4	1025	1100	
Peninsula Apts.	2727 Ravenspur	1965-1968	30	8	750-780	NA	0	6	900	NA	0
Peninsula Villas	5644 Ravenspur	1979	48	0				0			
The Villas at Rancho Palos Verdes	6600 Beachview	NA	215	0				NA	1250-1450	775	0
No Name	29423 Indian Valley Rd	1970's	4	0				0			
Ocean View Apts.	6507 Ocean Crest Dr.	1972	57	0				13	950-1050	900	0
Ocean Crest Apts.	6510 Ocean Crest Dr.	1970	33	0				9	950-1050	900	0

CITY OF RANCHO PALOS VERDES-APARTMENT RENTAL SURVEY-FEBRUARY 2000

Project Name	2 bdrms.	Rent Range	Unit Size	Vacancy	3 bdrms.	Rent Range	Unit Size	Vacancy	Project Vacancy Rate
Highridge	103 8+	1470-1695 1785-1850	1200 1350	3	37 3+	1720-1890 2015	1550 1770	0	1.96%
Knollbrook Falls	63 3	1000 1100	NA NA	0	0				0.00%
Palos Verdes Victoria	222	1070-1470	1225	2	12	1470-1670	1350	0	0.51%
Palos Verdes Terrace	2 40	1195 1350	1100 1500	0	8 8	1495 1850-1925	1500 1800-2200	1	1.45%
Peninsula Apts.	NA	1000-1100	NA	0	NA	1350-1380	NA	0	0.00%
Peninsula Villas	48	1100	200-1300	1	0				2.08%
The Villas at Rancho Palos Verdes	NA	1650-2250	100-1465	0	NA	1950-2350	1375	0	0.00%
No Name	2	1200	NA	0	2	1350-1750	NA	0	0.00%
Ocean View Apts.	44	1300-1500	1200	0	0				0.00%
Ocean Crest Apts.	24	1300-1500	1200	0	0				0.00%

Source: Telephone surveys conducted by Castaneda & Associates-February 2000

Table Construction by Castaneda & Associates

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-26-00

DATE BUILT: 1974

PROJECT NAME: Highridge

CONTACT PERSON: Barbara

ADDRESS: 28125 Peacock Ridge

TELEPHONE: 310.377.6800

NUMBER OF BUILDINGS: 10

TOTAL UNITS: 255

NUMBER OF BEDROOMS	0	1 87 12+	2 103 8+	3 37 3 + loft
Rental range		1105 – 1205 1450 – 1535	1470 – 1695 1785 – 1850	1720 - 1890 2015
Square footage		900 – 1050	1200 – 1350	1550 - 1700
Number of bathrooms		1 – 1.5	2 – 2.5	2.5 – 2.5.5
Furnished				
Unfurnished		x	x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom 2 2 Bedroom 3
3 Bedroom _____

Utilities paid by tenant: Gas Electric Water None (all electric)

Month to month x **Lease** _____ or 6 month lease

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes x No _____ Type garages are gated

Tenant Mix: Elderly x Family with children x Single x
Family without children x

Recreation facilities/ project amenities: A/C _____ Fireplace some
Workout facility x Stove x Refrigerator _____ Play area only in pool area
Laundry room x Pool x Cable x
Other Tennis court/ basketball court

Parking: Spaces/Unit 1 bed, 1 space/ 2 & 3 bed/2 spaces Enclosed: all underground
parking Covered _____ Uncovered: _____ Guest parking available: some

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 03-03-00

DATE BUILT: 1970

PROJECT NAME: Knoolbrook Falls

CONTACT PERSON: Sherry Barnett

ADDRESS: 5711 Ravenspur Drive

TELEPHONE: 310.541.2396

NUMBER OF BUILDINGS: 3 story contiguous

TOTAL UNITS: 88

NUMBER OF BEDROOMS	0	1 22	2 63 +3 +den	3
Rental range		875 – 975	1000 – 1100+	
Square footage		750	NA	
Number of bathrooms		1	2 – 2.5	
Furnished				
Unfurnished		x	x	

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant: Gas _____ Electric _____ Water _____ None (all electric) _____

Month to month ___x___ **Lease** _____

Rental Subsidies: Yes _____ No _____ Number _____

Security provided: Yes ___x___ No _____ Type Gated

Tenant Mix: Elderly _____ Family with children a few Single ___x___
Family without children ___x___

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove ___x___ Refrigerator _____ Play area _____
Laundry room ___x___ Pool ___x___ Cable ready
Other Dishwasher

Parking: Spaces/Unit ___1___ Enclosed: ___x___ Covered _____
Uncovered: _____ Guest parking available: no
(does have some extra available for rent by tenants)

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-29-00

DATE BUILT: 1969 - 1973

PROJECT NAME: Palos Verdes Victoria Apart. CONTACT PERSON: Jackie

ADDRESS: 6758 Los Verdes

TELEPHONE: 310.377.5900

NUMBER OF BUILDINGS: 55

TOTAL UNITS: 390

NUMBER OF BEDROOMS	0 4	1 132 20+	2 222	3 12
Rental range	720 – 770	920 – 1170 1070 - 1270	1070 -1470	1470 – 1670
Square footage	650	900 – 1225	1225	1350
Number of bathrooms	1	1	2	2
Furnished				
Unfurnished	x	x	x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom 2
3 Bedroom _____

Utilities paid by tenant: Gas Electric Water None (all electric)

Month to month x **Lease** 1 year then can go mo to mo

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes x No _____ Type Security guard 5 nights a week

Tenant Mix: Elderly x Family with children x Single x
Family without children x

Recreation facilities/ project amenities: A/C _____ Fireplace some
Workout facility x Stove x Refrigerator _____ Play area _____
Laundry room x (13) Pool 4 Cable basic cable
Other _____

Parking: Spaces/Unit 1 and 2 Enclosed: _____ Covered x
Uncovered: _____ Guest parking available: limited

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 03-07-00

DATE BUILT: Approx 1962

PROJECT NAME: Palos Verdes Terrace Apart. CONTACT PERSON: Wendy

ADDRESS: 5762 Ravenspur

TELEPHONE: 310.544.2190

NUMBER OF BUILDINGS: 1 (5 -7 Story)

TOTAL UNITS: 69
(Approximate breakdown)

NUMBER OF BEDROOMS	0 3	1 8	2 2 bed/1 bath (2) 2 bed/2 bath(40)	3 8	Pent 8
Rental range	795	995	1195 – 1350	1495	1 bed/1 bath \$1025 3 bed/2bath\$1850-1925
Square footage	400	1100	1100 – 1500	1500	1100 1800 - 2200
Number of bathrooms	1	1			
Furnished					
Unfurnished	x	x	x	x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ 1 Large Pent vacant

Utilities paid by tenant: Gas Electric Water All Electric

Month to month _____ **x** _____ **Lease** _____

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes x No _____ Type Gated

Tenant Mix: Elderly _____ Family with children x Single x
Family without children x

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove x Refrigerator _____ Play area no
Laundry room x Pool _____ and Sauna _____ Cable ready
Other Dishwasher

Palos Verdes Terrace Apartment (con'td)

Parking: Spaces/Unit 1 Enclosed: 2 levels in building
 Covered _____ Uncovered: _____ Guest parking available: no
 (Large penthouses has 2)

PROJECT NAME: Palos Verdes Terrace Apartments

CONTACT PERSON: Vicky/Sheri

ADDRESS: 5727 Ramona

TELEPHONE: 310 541 2900

NUMBER OF BUILDINGS: 1

TOTAL UNITS: 30

(Not incl. of yard buildings)

NUMBER OF BEDROOMS	0	1	2	3
	5	5	7	3
Rental range	750 - 780	900	980 - 1100	1350 - 1380
Square footage	NA	NA	NA	NA
Number of Bathrooms	1	1	1 and 2	2
Furnished				
Unfurnished	x	x	x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
 3 Bedroom _____ NONE

Utilities paid by tenant: Gas _____ Electric _____ Water _____ None (all owner)

Month to month x Lease _____

Rental Subsidies Yes _____ No x Number _____

Security provided: Yes x No _____ Type: Guard

Tenant eligibility: x Family with children x Single x
 Family without children x

Recreation facilities/ project amenities: A/C _____ Pool _____
 Workout facility _____ Show x Refrigerator _____ Play area x
 Laundry room x Pool x Cable ready
 Other incl. PETS: shower

Parkings: Spaces/Unit 1/2 bed, 1 space 3 bed, 2 spaces Enclosed x
 Covered _____ Uncovered: _____ Guest parking available: no

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-29-00

DATE BUILT: 1965 - 1968

PROJECT NAME: Peninsula Apartments

CONTACT PERSON: Vicky/Baranca

ADDRESS: 5727 Ravenspur

TELEPHONE: 310.541.2900

NUMBER OF BUILDINGS: 1

TOTAL UNITS: 30
(Not sure of exact breakdown)

NUMBER OF BEDROOMS	0 8	1 6	2 ?	3 ?
Rental range	750 - 780	900	1000 - 1100	1350 - 1380
Square footage	NA	NA	NA	NA
Number of bathrooms	1	1	1 and 2	2
Furnished				
Unfurnished	x	x	x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant: Gas _____ Electric _____ Water _____ None (all electric)

Month to month _____ **x** _____ **Lease** _____

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes x No _____ Type Gated

Tenant Mix: Elderly x Family with children x Single x
Family without children x

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove x Refrigerator _____ Play area x
Laundry room x Pool x Cable ready
Other NO PETS dishwasher

Parking: Spaces/Unit 1/2 bed, 1 space/ 3 bed, 2 space Enclosed: x
Covered _____ Uncovered: _____ Guest parking available: no

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-28-00

DATE BUILT: 1979

PROJECT NAME: Peninsula Villas

CONTACT PERSON: Laurie/Fred

ADDRESS: 5644 Ravenspur

TELEPHONE: 310.377.6261

NUMBER OF BUILDINGS: 3

TOTAL UNITS: 48

NUMBER OF BEDROOMS	0	1	2	3
Rental range			1100	
Square footage			1200 -1300	
Number of bathrooms			1.5 - 2	
Furnished				
Unfurnished			x	

Current Vacancies: 0 Bedroom ___ 1 Bedroom ___ 2 Bedroom 1 coming up
3 Bedroom _____

Utilities paid by tenant: Gas Electric Water None (all electric)

Month to month ___x___ **Lease** 1 year then mo to mo

Rental Subsidies: Yes _____ No ___x___ Number _____

Security provided: Yes ___x___ No _____ Type Gated

Tenant Mix: Elderly _____ Family with children ___x___ Single _____
Family without children ___x___

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove ___x___ Refrigerator _____ Play area _____
Laundry room ___x___ Pool ___x___ Cable ready
Other _____

Parking: Spaces/Unit 1.5 Enclosed: _____ Covered ___x___
Uncovered: _____ Guest parking available: no

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 2-26/3-2-00

DATE BUILT: NA

PROJECT NAME: The Villas at Rancho Palos Verdes
(Used to be Porto Palos Verdes)

CONTACT PERSON: David/Joyce

ADDRESS: 6600 Beachview Drive

TELEPHONE: 310.541.1311

NUMBER OF BUILDINGS: NA

TOTAL UNITS: 215
(Would not give breakdown)

NUMBER OF BEDROOMS	0	1	2	3
Rental range		1250 - 1450	1650 - 2250	1950 - 2350
Square footage		775	1100 - 1465	1375
Number of bathrooms		1	1.5 - 2	2
Furnished				
Unfurnished (CAN BE FURNISHED)		x	x	x

Current Vacancies:

0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant:

Gas _____ Electric _____ Water _____ None _____ + \$20 -
30 a month for water sewer (all electric)

Month to month x + \$200 premium **Lease** 6 mo + \$50 premium straight lease

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes x No _____ Type Courtesy patrol

Tenant Mix: Elderly x Family with children x Single x
Family without children x

Recreation facilities/ project amenities:

A/C _____ Fireplace some
Workout facility x Stove x Refrigerator _____ Play area _____
Laundry room x Pool x Cable _____
Other _____

Parking:

Spaces/Unit _____ Enclosed: _____ Covered _____
(NA) Uncovered: _____ Guest parking available: _____

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-27-00

DATE BUILT: Early 1970's

PROJECT NAME: Unnamed

CONTACT PERSON: Bill Chidsey

ADDRESS: 29423 Indian Valley Road

TELEPHONE: 310.373.4390

NUMBER OF BUILDINGS: _____

TOTAL UNITS: 4 Townhouse units

NUMBER OF BEDROOMS	0	1	2	3
			2	2
Rental range			1200	1350 - 1750
Square footage			NA	NA
Number of bathrooms			1.5	2.5
Furnished				
Unfurnished			x	x

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant: Gas Electric Water None

Month to month x **Lease** Initially then mo to mo

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes _____ No x Type _____

Tenant Mix: Elderly _____ Family with children 1 Single x Young adults
Family without children _____

Recreation facilities/ project amenities: A/C _____ Fireplace 1
Workout facility _____ Stove x Refrigerator _____ Play area _____
Laundry room _____ Pool _____ Cable Basic
Other Dishwasher

Parking: Spaces/Unit 6 spaces in garage Enclosed: _____ Covered _____
Uncovered: 1 Guest parking available: no

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-26-00

DATE BUILT: 1972

PROJECT NAME: Ocean View Apartments

CONTACT PERSON: Mike

ADDRESS: 6507 Ocean Crest Drive

TELEPHONE: 310.541.5985

NUMBER OF BUILDINGS: 1

TOTAL UNITS: 57

NUMBER OF BEDROOMS	0	1 13	2 44	3
Rental range		950 – 1050	1300 – 1500	
Square footage		900	1200	
Number of bathrooms		1	2	
Furnished				
Unfurnished		x	x	

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant: Gas _____ Electric _____ Water _____ None _____

Month to month x **Lease** _____

Rental Subsidies: Yes _____ No x Number _____

Security provided: Yes _____ No x Type _____

Tenant Mix: Elderly x Family with children x Single x
Family without children x

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove x Refrigerator _____ Play area _____
Laundry room In apart _____ Pool x (play area around pool) Cable basic
Other Dishwasher

Parking: Spaces/Unit 1 Enclosed: In building Covered _____
Uncovered: _____ Guest parking available: no

City of Rancho Palos Verdes Apartment Rent Survey

DATE OF SURVEY: 02-26-00

DATE BUILT: 1970

PROJECT NAME: Ocean Crest Apart.

CONTACT PERSON: Mike

ADDRESS: 6510 Ocean Crest Drive

TELEPHONE: 310.541.5985

NUMBER OF BUILDINGS: 1

TOTAL UNITS: 33

NUMBER OF BEDROOMS	0	1 9	2 24	3
Rental range		950 – 1050	1300 - 1500	
Square footage		900	1200	
Number of bathrooms		1	2	
Furnished				
Unfurnished		x	x	

Current Vacancies: 0 Bedroom _____ 1 Bedroom _____ 2 Bedroom _____
3 Bedroom _____ NONE

Utilities paid by tenant: Gas _____ Electric _____ Water _____ None _____

Month to month _____ X _____ **Lease** _____

Rental Subsidies: Yes _____ No x _____ Number _____

Security provided: Yes _____ No x _____ Type _____

Tenant Mix: Elderly x _____ Family with children x _____ Single x _____
Family without children x _____

Recreation facilities/ project amenities: A/C _____ Fireplace _____
Workout facility _____ Stove _____ Refrigerator _____ Play area _____
Laundry room In apart _____ Pool x (Play area around pool) _____ Cable basic _____
Other Dishwasher _____

Parking: Spaces/Unit 1 _____ Enclosed: (In building) _____ Covered _____
Uncovered: _____ Guest parking available: _____

OVERVIEW

Section 85522(a) provides that each local government shall review its housing element at frequently as appropriate to evaluate the following:

- (1) The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal;
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- (3) The progress of the city, county, or city and county, in implementation of its housing element.

Such an evaluation would focus on the following:

- (1) "Effectiveness of the housing element" (Section 85522(a)(2)). An analysis of the actual results of the housing element's goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., satisfaction of government stakeholders).
- (2) "Progress in implementation" (Section 85522(a)(3)). An analysis of the significant differences between what was projected or claimed in the earlier element and what was achieved.
- (3) "Appropriateness of goals, objectives and policies" (Section 85522(a)(1)). A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

QUANTIFIED OBJECTIVES

The prior Housing Element established the following quantified objectives:

1. Provide at least 22 very low, 46 low and 32 moderate-income housing units.
2. Continue to support the low moderate-income units at the Villa Creek redevelopment development.
3. Improve, repair or rehabilitate up to ten substandard housing units.
4. Continue 219 existing housing units within the City's redevelopment project area.

OVERVIEW

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

- ☐ The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- ☐ The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- ☐ The progress of the city, county, or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

- ☐ "Effectiveness of the element" (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- ☐ "Progress in implementation" (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- ☐ "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

QUANTIFIED OBJECTIVES

The prior Housing Element established the following quantified objectives:

1. Provide at least 38 very low, 46 low and 52 moderate-income housing units.
2. Continue to supply the ten moderate-income units at the Villa Capri condominium development.
3. Improve, repair or rehabilitate up to ten substandard housing units.
4. Conserve 219 existing housing units within the City's redevelopment project area.

5. Continue to pursue financing for residents in the Redevelopment area.
6. Provide the required number of RHNA housing, including above market rate housing.

PRIOR HOUSING ELEMENT PROGRESS REPORT

Chart C-1 provides a detailed progress report with respect to each of the goals, policies, programs and actions stated in the prior Housing Element. For each Goal, the prior Housing Element presented a series of supporting Policies, Programs and Actions. Chart C-1 has arrayed all the Goals and their supporting Policies, Programs, and Actions in a “spreadsheet” format.

APPROPRIATENESS OF GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The evaluation of the prior Housing Element reveals that the goals have pursued and that many policies have been followed. The quantified objectives for new construction were not achieved with regard to very low, low and moderate-income households. Ten units at the Villa Capri continued to provide affordable housing opportunities. The City exceeded its rehabilitation objective of 10 units by contributing to the improvement of 17 homes. Objectives pertaining to the Redevelopment Area were met and the Agency has adopted an implementation plan, in accordance with state law. The RHNA objectives were not met.

Many of the actions, policies, and ordinances adopted during the program period of the prior Housing Element have provided the foundation for the revised Housing Element. These include, for example, the CDBG-funded Housing Improvement Program, in-lieu fee and housing mitigation fee, and the Redevelopment Agency’s AB1290 Implementation Plan.

The review of the prior Housing Element contributed to preparation of the goals, policies and objectives of the revised Housing Element. In addition, the revised Housing Element incorporates the existing housing programs that will contribute to meeting the goals, policies and programs.

CHART C-1
CITY OF RANCHO PALOS VERDES
HOUSING ELEMENT PROGRESS REPORT

Goal I: Meet the City's designated Regional Housing Needs Assessment for very low, low and moderate-income households.

Policies	Programs	Action(s)	Level of Achievements
Provide assistance to the future needs groups through rental subsidies and mortgage loan assistance.	a. Federal Section 8 New Construction – provides funding for the construction of housing affordable to lower income persons.	Coordinate information brochures and implementation through the County Housing Authority.	Maintained coordination with Housing Authority. Section 8 no longer a new construction program.
	b. Federal Section 8 Existing Housing – provides rent subsidies to low-income renters. The majority of rents in the City exceed the ceiling levels set for participation in the program, but some needs households do exist.	Continue regular review of rental rates.	Annual Section 8 rent limits were reviewed by staff (Department of Planning, Building and Code Enforcement).
	c. Evaluate the feasibility of providing rental assistance subsidies to very low, low and moderate-income families, using CDBG, set-aside funds or housing mitigation fee revenues.	Coordinate with Los Angeles County Housing and other agencies.	Accomplished as part of housing mitigation fee study. AB1290 Redevelopment Implementation Plan and acquisition of affordable housing site.
	d. Evaluate and, if feasible, implement a housing mitigation fee for new development through conditions of approval or specific plan regulations to be allocated to an affordable housing fund.	Prepare appropriate studies and ordinances.	Ordinances and resolutions adopted for non-residential and residential development. Two projects required to pay fees.

Provide a variety of housing for future needs groups.	a. Determine which of the following might best supplement the existing housing stock:	Appropriate ordinances	Partially accomplished as indicated below in b through f.
	b. Work with existing agencies to expand housing services in the City: house sharing, group care, congregate homes, outreach efforts.	Establish lines of communication.	City staff coordinates on an ongoing basis with the Peninsula Seniors and other senior groups.
	c. Complete study and hearings of mixed-use ordinance.	Appropriate ordinances	Not accomplished. Goal was reached by other ordinances.
	d. Accommodation of at least 40 domestic quarters within new homes or additions to existing homes.	Develop an expenditure plan for the 20% set-aside funds.	Expenditure plan completed. Target of 40 domestic quarters was not reached.
	e. Establish a permit tracking system to identify domestic quarters and provide information to appropriate employment and housing agencies	No specific action noted in prior Housing Element	Not accomplished. Will be included as part of second unit program included in Housing Element Update.
	f. Prepare standards for on-site employee housing for commercial development through conditional use permits or specific plan regulations.	Prepare appropriate ordinances.	Accomplished as part of Housing Impact Fee Program.
Minimize restrictions to affordable housing.	a. Establish staff responsibility to monitor affordable housing restrictions.	Designate staff member and development tracking and enforcement procedures.	Accomplished. Monitoring responsibility handled by Department of Planning, Building & Code Enforcement.
	b. Revise Development Code to reduce time frame for approvals.	Prepare appropriate ordinances.	Not accomplished.

Monitor state and federal housing programs and funding to determine resources available to special needs groups.	a. Periodic review of pertinent programs and legislation.	Staff person to review data as it is available.	Accomplished. CDBG Housing Improvement Program established in cooperation with LA County CDC. Also, Department of Planning, Building and Code Enforcement has a staff person assigned to review this information.
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Goal II: Provide affordable housing for the City's designated very low, low and moderate income households.

Policies	Programs	Action(s)	Level of Achievements
Provide assistance to the existing needs groups through rental subsidies and mortgage loan assistance	a. Federal Section 8 new Construction – provides funding for construction of housing affordable to lower income persons.	Coordinate information brochures and implementation through the County Housing Authority.	Maintained coordination with Housing Authority. Section 8 no longer a new construction program.
	b. Federal Section 8 Existing – provides rent subsidies to low-income renters. The majority of rents in the city exceed the ceiling levels set for participation in the program, but some needs households do exist.	Continue regular review of rental rates.	Annual Section 8 rent limits were reviewed by staff (Department of Planning, Building and Code Enforcement).
	c. Evaluate the feasibility of providing rental assistance subsidies to very low, low and moderate income families, using CDBG, set-aside funds or housing mitigation fee revenues.	Coordinate with Los Angeles County Housing and other agencies.	Accomplished as part of housing mitigation fee study, AB1290 Redevelopment Implementation Plan and acquisition of affordable housing site.

Provide housing for the special needs groups such as the handicapped, the elderly, overcrowded housing, farm workers, and the homeless.	a. Continue to provide the 12 moderate income housing units at the Marriott Lifecare Center.	Approved for development by City.	Not accomplished. Developer allowed entitlements to expire.
	b. Accommodation of at least 30 senior home-sharing arrangements in existing homes.	Implement a home-sharing program for seniors, coordinate with the Peninsula Seniors, Los Angeles County and other agencies.	Not accomplished. Goal will be met by development of up to 13 affordable senior housing units.
	c. Continue to evaluate the 1990 Census data regarding unique household characteristics.	Staff person to review data as it is available.	1990 Census data was reviewed in detail as part of the Housing Element Update.

Goal III: Improve the existing affordable housing.

Policies	Programs	Action(s)	Level of Achievements
Provide improvement subsidies to very low, low and moderate-income households that meet the eligibility requirements for the CDBG program or the 20% set-aside fund related to the City's redevelopment.			Accomplished as part of the CDBG funded Housing Improvement Program.
Evaluate opportunities to fund rehabilitation of low/mode-rate income housing.	a. Federal Section 8 Moderate Rehabilitation – provides for payment contracts on multi-family units needing moderate rehabilitation in conjunction with rental assistance.	Coordinate with Los Angeles County Housing or other agencies to assist property owners of multi-family units with information about this program and help coordinate applications.	The City has a participation agreement with the LA County Housing Authority. A program has been included in the Housing Element Update to expand rental assistance.

	b. California Housing Finance Agency Direct lending – provides loans to housing sponsors for construction or rehabilitation of housing projects containing over five units.	Coordinate with Los Angeles County Housing or other agencies to assist property owners of multi-family units with information about this program and help coordinate applications.	Not accomplished. CHFA financing may be one source for affordable housing.
		Address fair housing complaints through community organizations coordinated with the Metro-Harbor Fair Housing Council.	Fair housing complaints were handled by the Fair Housing Foundation. A local information and referral program has been incorporated in the Housing Element Update.
Evaluate regulatory options for discouraging or prohibiting conversions of apartments to condominiums.		Possible amendments to subdivision or conditional use permit regulations.	Density bonuses and/or other incentives are provided to condominium conversion projects that provide housing affordable to low and moderate income households.
Develop an ordinance implementing the state density bonus law.		Prepare appropriate ordinances.	Density bonuses and/or other incentives for new affordable housing are included in the Development Code.
		Continue to accommodate manufactured housing in residential zones.	Accomplished as part of the Development Code.

Goal IV: Preserve the City's existing housing stock.

Policies	Programs	Action(s)	Level of Achievements
Establish neighborhood preservation and beautification efforts.		Continue existing recycling grants program.	Accomplished.
Continue stabilization efforts related to the landslide area.		Grading and cleaning of Portuguese Canyon to restore natural drainage. To ensure	Accomplished.

		proper drainage, a ½ round CMP pipe will be placed at the bottom of the canyon.	
Continue funding and support for RDA landslide abatement efforts.		Continue current efforts and complete adopted projects.	Accomplished. Included in AB1290 Redevelopment Implementation Plan.
		Continue to pursue financing for residents in the Redevelopment area.	Accomplished. Included in AB1290 Redevelopment Implementation Plan.

Goal V: Promote a range of housing types.

Policies	Programs	Action(s)	Level of Achievements
Encourage a variety of housing types in new development, including rentals, which will maintain the present predominance of single-family residences found throughout the community.		Approve and support a skilled care elderly housing project, in part to provide for low-income elderly.	Accomplished. Original project was not constructed. A 122 unit assisted living project was constructed for the elderly.
		Permit residential planned development city-wide and require in the coastal area.	Accomplished.
		Permit manufactured homes on all buildable single-family residential lots in the City.	Permitted by the Development Code.
		Provide senior housing through area block grant monies.	City Redevelopment Agency Housing Set-Aside funds have been used to acquire a site for up to 13 senior affordable housing units.
Discourage conversion of apartments and prohibit conversion when City vacancy rate is less than 5%, since this further limits the economic range of housing.		Monitor vacancy rates and provide several program incentives to apartment owners.	Rental vacancy rates monitored as part of in-lieu fee study and Housing Element Update. Applications for apartment conversions have not been submitted.

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

FEE SCHEDULE

EFFECTIVE JANUARY 25, 2003

CITY COUNCIL RESOLUTION NO. 32-02

AND AMENDED BY CITY COUNCIL RESOLUTIONS NO. 30-19, NO. 33-06,

NO. 36-06, NO. 40-26, AND 200-21



**TECHNICAL APPENDIX D
FEE SCHEDULE**

APPLICATION TYPE		Fee
MAJOR APPLICATIONS		
Business License/Home Occupations		\$12
Certificate of Compliance		\$2,100
City Tree Removal Permit		No Fee
Classroom Permit	Non-applicable	\$410
Planning Officer	Applicable	\$300
Consent Processing		\$25
Consent Termination		\$25
Cable Aerial Permit		\$20
Pesticide, Vectors and Mosquito		\$310
Foliar Analysis		\$110
Ecological Services	Category 1	\$110
	Category 2	\$1,200
	Category 3	\$1,200
	Category 4	\$310
	Category 5	Total Deposit (refundable) as determined by Staff
Geologic Investigation Permit		\$100 plus Monthly Deposit as determined by Staff
Grading	Area: 20 to 50 cubic yards or 1/2 to 1' of cut or fill	\$100
	51 to 200 cubic yards or 1' to 4,000 cubic yards of material grading	\$300 plus Total Deposit (refundable) as determined by Staff
	1,001 to 2,000 cubic yards or 5,001 to 8,000 cubic yards of material grading	\$500 plus Total Deposit (refundable) as determined by Staff

Continued on next page

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

FEE SCHEDULE

EFFECTIVE JANUARY 20, 2001

CITY COUNCIL RESOLUTION NO. 92-68

AND AMENDED BY CITY COUNCIL RESOLUTIONS No. 96-10, No. 96-86,
No. 96-100, No. 97-26, AND 2000-81



APPLICATION TYPE		FEE
MINOR APPLICATIONS		
Business License/Home Occupation		\$12
Certificate of Compliance		\$1,010
City Tree Review Permit		No Fee
Coastal Permit (Hearing Officer)	Non-appealable	\$470
	Appealable	\$580
Covenant Processing		\$35
Covenant Termination		\$35
Exotic Animal Permit		\$20
Fences, Walls and Hedges		\$310
Foliage Analysis		\$110
Geologic Reviews	Category 1	\$150
	Category 2	\$1,200
	Category 3	\$1,350
	Category 4	\$300
	Category 5	Trust Deposit (initial amount to be determined by Staff)
Geologic Investigation Permit		\$180 plus Security Deposit as determined by Staff
Grading	Minor: 20 to 50 cubic yards or 3' to 5' of cut or fill	\$195
	51 to 999 cubic yards or 51 to 4,999 cubic yards of remedial grading	\$390 plus Trust Deposit (minimum initial deposit to be determined by Staff)
	1,000 to 9,999 cubic yards or 5,000 to 9,999 cubic yards of remedial grading ¹	\$520 plus Trust Deposit (minimum initial deposit to be determined by Staff)

¹ Considered a major application

APPLICATION TYPE		FEE
Grading (continued)	10,000 to 99,999 cubic yards ¹	\$740 plus Trust Deposit (minimum initial deposit to be determined by Staff)
	100,000 cubic yards or greater ¹	\$960 plus Trust Deposit (minimum initial deposit to be determined by Staff)
Ham Radio Antenna Permit ²		\$685
Landscape Plan Check and Inspection		\$240
Large Domestic Animal Permit	Standard Permit	\$20
	Conditional Permit	\$20
Large Family Day Care		\$410
Lot Line Adjustment	2 to 5 lots	\$430 plus Trust Deposit for City Engineer Review
	6 or more lots	Trust Deposit (minimum initial deposit to be determined by Staff)
Neighborhood Compatibility Analysis		\$175
Parking Lot Permit	Temporary	\$200
	Permanent	\$460
Planning Certification Letter		\$110
Reversion to Acreage		\$275 plus \$15 per lot
Sign Permit (Staff Review)	Temporary ³	\$65 (one or more)
	Permanent	\$110 plus \$5 for each additional sign
Site Plan Review ⁴	Minor Site Plan Review	\$45
	Addition / Accessory Structure ²	\$65
	New Residence	\$110
	Second Unit	\$110

² This permit type is required only if the antenna does not qualify for the Site Plan Review Process.

³ A \$50 refundable Security Deposit shall be collected for any Temporary Sign in the Public Right-of-way.

⁴ The fee for any staff level Site Plan Review that requires a site visit shall be \$110.00 regardless of the type of proposal.

APPLICATION TYPE		FEE
Site Plan Review ⁵ (continued)	Antenna - ham radio	\$110
	Antenna - satellite dish	\$260 (plus a Trust Deposit as determined by Staff for review of any required technical reports.)
Special Construction Permit		\$290
Special Use Permit		\$460
Temporary Vendor Permit		\$65
Use / Interpretation Procedure		\$380
MAJOR APPLICATIONS		
Affordable Housing Feasibility Analysis		Trust Deposit - Minimum initial deposit to be determined by staff
Coastal Permit (Planning Commission)	Nonappealable	\$720 ⁶
	Appealable	\$1,150 ⁵
Coastal Specific Plan Amendment	Initiation Request	\$330
	Application	Trust Deposit (minimum initial deposit of \$4,500)
Code Amendment	Initiation Request	\$330
	Application	Trust Deposit (minimum initial deposit to be determined by Staff)
Conditional Use Permit	Revision to Existing CUP	\$600
	New CUP for pre-existing use	\$600
	New CUP	\$2,400
	Residential Planned Development	\$2,400 (a Trust Deposit may also be required based on the complexity of the proposal)
Density Bonus Request		Trust Deposit (minimum initial deposit of \$2,000)
Encroachment Permit	Standard	\$700

⁵ The fee for any staff level Site Plan Review that requires a site visit shall be \$110.00 regardless of the type of proposal.

⁶ If the Coastal Permit is filed in conjunction with other applications for concurrent processing, the fee shall be one half (1/2) of the stated fee.

APPLICATION TYPE		FEE
Encroachment Permit (continued)	Tract Entrance Observation Structures	Trust Deposit (minimum initial deposit of \$1,000)
Environmental Assessment	Initial Study / Negative Declaration	\$1,230
Environmental Assessment (continued)	Environmental Impact Report	Trust Deposit (minimum initial deposit to be determined by Staff)
Extreme Slope Permit		\$410
General Plan Amendment	Initiation Request	\$330
	Application	Trust Deposit - Minimum initial deposit to be determined by Staff
Height Variation Permit	Staff Review	\$1,000
	Planning Commission Review	\$1,260
Landslide Moratorium Exclusion		Trust Deposit - Minimum initial deposit to be determined by Staff
Landslide Moratorium Exception Permit	Staff Review	\$110
	City Council	\$730
Minor Exception Permit		\$320
Miscellaneous Hearing		\$260
Parcel Map	Tentative or Vesting Tentative	\$2,820 plus Trust Deposit for City Engineer Review
	Final	\$500 plus Trust Deposit for City Engineer Review
Sign Permit (Planning Commission)	Temporary	\$370
	Permanent	\$540 plus \$20 for each additional sign
Specific Plan	Application	Trust Deposit (minimum initial deposit to be determined by Staff)
	Amendment	Trust Deposit (minimum initial deposit of \$4,500)
Tract Map	Tentative or Vesting Tentative	Trust Deposit (minimum initial deposit of \$9,900)
	Final	Trust Deposit (minimum initial deposit to be determined by Staff) plus Trust Deposit for City Engineer Review

APPLICATION TYPE		FEE
Variance		\$1,140
View Restoration Permit		\$185 initial base plus Trust Deposit (minimum initial deposit to be determined by Staff)
Zone Change		Trust Deposit (minimum initial deposit of \$4,550)
MISCELLANEOUS		
Data Entry	Electronic History File	\$13 one time processing fee per property
	Data Processing	\$3 for each Planning application and building permit issued
Document and Printing Services		\$0.15 per page copied
Revisions and Amendments		Half of the permit fee for applications with a flat fee, or a Trust Deposit (as determined by Staff) for those applications which required, or would have required a Trust Deposit originally
Minor Application Appeals (except Coastal Permits)		\$700 per appellant
Major Application Appeals		\$940 per appellant
Penalty Fee (After the Fact Applications)		Double the application fee
Time Extensions		\$100 or the amount of the original application fee if less than \$100
Stamping Extra Plans		\$25 Per set beyond those required for plan check

Revised: 1-09-2001



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APPLICATION TYPE	DATE
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